

1998-05-KA-DEIS-NEW HANAIEI MIDDLE SCHOOL

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NEW HANAIEI MIDDLE SCHOOL

Site Selection and Environmental Impact Statement

D.A.G.S. JOB NO. 14-16-6026

May 28, 1998

Yamasato, Fujiwara, Aoki & Associates, Inc.
1100 Ward Avenue, Suite 760
Honolulu, Hawaii 96814

DRAFT

**ENVIRONMENTAL IMPACT STATEMENT
and
SITE SELECTION STUDY
for the
NEW HANALEI MIDDLE SCHOOL**

This environmental document is prepared pursuant
to Chapter 343, Hawaii Revised Statutes and Chapter 200 of Title 11,
Administrative Rules, "Environmental Impact Statement Rules"

LOCATION: Kilauea and Hanalei Districts
Kauai, Hawaii

PROPOSING AGENCY: Department of Accounting and General Services
State of Hawaii

ACCEPTING AUTHORITY: Governor
State of Hawaii

RESPONSIBLE OFFICIAL: *Sam Callejo* 1/26/98
SAM CALLEJO, COMPTROLLER DATE

PREPARED BY: Yamasato, Fujiwara, Aoki & Associates, Inc.
1100 Ward Avenue, Suite 760
Honolulu, Hawaii 96814
Contact: Lloyd M. Higa, AIA

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I. INTRODUCTION AND SUMMARY

The State of Hawaii Department of Accounting and General Services in cooperation with the Department of Education is considering possible sites for a New Hanalei Middle School.

The intent of the study was to consider what sites were available and eliminate sites that did not meet the criteria set forth in the D.O.E. requirements.

After analyzing all the possible sites, the sites were reduced from 14 possible sites to three (3) candidate sites. These 3 sites were analyzed as to their positive and negative aspects as documented in the following study.

II. PROJECT DESCRIPTION

A. STUDY PURPOSE

The Hawaii State Department of Education (DOE) is proposing a study to identify possible sites for a New Middle School in the Kilauea and Hanalei School service area.

The proposed study is being completed as the result of Kauai's North Shore Community effort to seek funding for planning for an intermediate school on the North Shore of Kauai. On July 11, 1991, the Board of Education (BOE) passed a motion "to request the superintendent to initiate the project with the understanding that the BOE will only support design and construction funding if it falls above the Department's priorities and within its guidelines." The requirement for school size in terms of land area is a minimum of 18 acres. There is no projected time line for construction of the school. The grades to be included are from sixth thru eighth grades.

Initially 14 sites were proposed to the Department of Accounting & General Services in the areas of Hanalei, Kilauea, and Waipake. After site inspection was conducted, the sites were narrowed down to three (3) candidate sites based on D.O.E. site selection criteria. Of the three (3) candidate sites only one (1) was from the originally submitted 14 sites. The other two (2) candidate sites were new sites selected during the site inspection.

The candidate sites are:

1. Site 1 (Area 3A) Hanalei, T.M.K. 5-3-01:02
 Owner: Princeville Development Corporation
 Area: 2,139.139 Acres
 State Land Use: Agriculture
 Kauai County Zoning: AG/Open
 Current Use: Cattle Grazing
 Location: Mauka Side of Kuhio Highway, West of Princeville Airport
2. Site 2 (Area 6A) Kilauea, T.M.K. 5-2-05:24
 Owner: FBD Enterprises USA, Inc.
 Area: 23 Acres
 State Land Use: Agriculture
 Kauai County Zoning: Agriculture
 Current Use: Cattle Grazing
 Location: Makai Side of Kuhio Highway, West of Kilauea Lighthouse Road
3. Site 3 (Area 6B) Kilauea, T.M.K. 5-2-03:1
 Owner: Mary N. Lucas Trust

Area: 743.355 Acres
 State Land Use: Agriculture
 Kauai County Zoning: AG/Open
 Current Use: Cattle Grazing
 Location: Mauka Side of Kuhio Highway, East of Kilauea Town

All candidate sites are zoned Agriculture or Open.

Per the State Land Use Commission schools are not permitted in the Agriculture State Land Use. Because the property is over 15 acres, a special permit for schools would have to be approved by the Kauai Planning Commission and State Land Use Commission.

Per Kauai County Planning Department in the Open District, schools are not a permitted use. A Use Permit needs to be applied for and approved by the County Planning Commission.

Hanalei and Kilauea areas also have Special Design Guidelines that may need to be addressed during design.

B. PRESENT CONDITIONS

The Service area for the New Hanalei Middle School would cut into the service area that would be serviced by the New Kapaa Intermediate School. This would allow students from Hanalei and Kilauea Elementary School to attend the New Hanalei Middle School.

The current enrollment of Kapaa High and Intermediate School is 1884 pupils for the year 1994-1995.

The current enrollment of the elementary schools that would be affected by the New Hanalei Middle School (however, only Grade 6 of Kilauea and Hanalei Elementary School would be affected by the new school):

Kilauea Elementary School	330 Students
Hanalei Elementary School	303 Students
<u>TOTAL Elementary Schools</u>	<u>633 Students</u>

C. PROJECT NEED

The main consideration for the request of the study is to determine what sites would be most suitable for an intermediate school in the near future.

Another reason for the request is because of the long travel distance to attend school from Hanalei and Kilauea to Kapaa Intermediate School.

D. SCHOOL DEVELOPMENT REQUIREMENTS

TECHNICAL

The proposed school is required to have a minimum of 18 acres. The design enrollment of the school is 300 students. Attached is the facilities assessment and development schedule for school prepared by DOE August 6, 1991. (Exhibit)

The school consists of the following:

Classrooms - 15 Classrooms

1. 10 General Classrooms (2 portable, 8 permanent)
2. 1 Special Ed Classroom
3. 1 Art Education
4. 1 Industrial Education
5. 1 Music
6. 1 Science

Support Facilities

1. Administration
2. Library
3. Food Service
4. Custodial Center
5. Computer Resource
6. Facility Center
7. P.E. Locker/Shower

Parking

1. 9 Staff Stalls
2. 4 Visitor Stalls
3. Additional Stalls - As required by Land Use Ordinance

ECONOMIC

Funds for the site evaluation and E.I.S. have been appropriated through Act 299, SLH 1990, Item G-106A.

There are no funds for design and/or construction of the proposed school. The project would have to exceed the minimum level of 400 students before being considered for planning.

III. PROJECT SETTING

- A. REGIONAL OVERVIEW - Kauai is the northernmost and fourth largest island in the State of Hawaii, being 33 miles long and 25 miles wide with a land area

of 355,000 acres. Kauai is considered the Garden Island due to its lush vegetation, coral sand beaches and scenic mountain vistas. Mount Waialeale at an elevation of 5,148 feet is known as the wettest spot on earth with average annual rainfall of 451 inches.

Tourism and sugar are the principal industries of Kauai. Currently cultivated sugar cane fields can be found from Kapaa on the east to Kekaha on the west with operating sugar mills located between Lihue and Kekaha.

According to the 1990 census the island had a resident population of 51,177. The town of Lihue with a 1990 population of 5,279 is the Island's government and commercial center and is the location of the major airport and primary port facility.

B. LAND USE PLANS, POLICIES, AND CONTROLS

1. HAWAII STATE PLAN/EDUCATION FUNCTIONAL PLAN

The State Educational Functional Plan, one of fourteen plans called for by the Hawaii State Plan (Chapter 226, Hawaii Revised Statutes), attempts to provide for a wise use of the Department of Education's resources and guide its future. The proposed new Hanalei Middle School is consistent with the Hawaii State Educational Functional Plan Policy to "Ensure the provision of adequate and accessible education services and facilities that are designed to meet individual and community needs." Based on existing enrollments, population projects, anticipated future developments and other factors, DOE has determined that the current Kapaa High and Intermediate School facilities are inadequate. The proposed new Kapaa Intermediate School may reduce the current overcrowding within the school district and provide for a adequate and accessible educational services and facilities for future student populations.

2. STATE LAND USE DESIGNATION

All lands in the State are placed into one of four Land Use Districts to help assure that they are used for the purposed to which they are best suited. In general, schools are outright permitted uses within the "U" Urban State Land Use District while a Special Permit or State Land Use District Boundary Amendment is required for a school in the "R" Rural or "A" Agricultural Districts. Lands within the "A" Agricultural District but adjacent to the "U" Urban District are preferred over "A" Agricultural District Lands surrounded only by other "A" Agricultural lands. It is the policy of the DOE not to establish schools within the "C" Conservation Land Use District.

Candidate Sites #1, #2, #3 are located within the "A" Agricultural State Land Use District.

Any uses permitted by the County are permitted within the "U" Urban State Land Use District. A school is not a generally permitted use within the "A" Agricultural District and therefore a SLUD Boundary Amendment or a Special Permit will be required if Site #1, #2 or #3, is selected as the school location. Amendments to State Land Use District Boundaries or Special Permits involving land areas greater than 15 acres must be approved first by the County Planning Commission then by the State Land Use Commission. If the school site is to be a minimum of 18 acres as indicated by DAGS and DOE specifications, a SLUD Boundary Amendment or Special Permit will have to be processed through both agencies.

SLUD Boundary Amendments or Special Permits involving land areas of 15 acres or less require the approval of only the County land use decision-making authority. If the size of the school site could be reduced to 15 acres or less, the SLUD Boundary Amendment or Special Permit could be processed at only the local level, which would involve less time and fewer resources.

Public Hearings for SLUD Boundary Amendments, as well as Zoning Amendments, are held by the County four times a year, in January, April, July and October. The State Land Use Commission will consider a SLUD Boundary Amendment anytime during the year. Public Hearings for Special Permits may be held at both the County and State levels anytime during the year. SLUD Boundary Amendments, Special Permits, General Plan Amendments and Zoning Amendments may be processed simultaneously.

3. COUNTY GENERAL PLAN

The County General Plan establishes the long range goals and policies which guide comprehensive development and appropriate use of land resources in the County. Public service facilities such as schools are identified as permitted uses within the Public Facilities (PF) and Urban Residential (UR) General Plan District and a General Plan designation of Urban Residential (UR) or Public Facilities (PF) is preferred for a school site. Public service facilities are also identified as permitted uses within the Rural Residential (RR) General Plan District and sites within this District are preferred over sites designated Agricultural (A), Open (O), Resort (R) or Urban Mixed Use (UMU). Although public facilities are not specifically identified as a permitted use within the Urban Mixed Use (UMU) General Plan District, a school could be considered a use consistent with the intent of this designation. Exhibit R identifies the

General Plan Districts for each Candidate Site.

Sites #1, #2, #3 has a County General Plan Designation of Agriculture (A) and a General Plan Amendment (GPA) will be required if a site is selected as the location for the New Hanalei Middle School.

General Plan Amendments require the approval of the Planning Commission, the County Council and the Mayor. Planning Commission Public Hearings on General Plan Amendments are held twice a year, in January and July. SLUD Boundary Amendments, Special Permits, and Zoning Amendments may be processed simultaneously with General Plan Amendments.

At the discretion of the Planning Director a project may be considered through a County Use and Class IV Zoning Permit in lieu of a General Plan Amendment and Zoning Amendment. A Use Permit requires only Planning Commission approval and Public Hearings can be held at any regularly scheduled Planning Commission meeting, generally on the second and fourth Thursday of the month.

4. COUNTY ZONING

The County of Kauai Comprehensive Zoning Ordinance (CZO) establishes several Zoning Districts within the County and delineates the respective types of uses permitted and development standards for each District. In addition, the DOE has expressed its preference for the establishment of schools in certain Zoning Districts. The Residential (R) and Special Treatment-Public (ST-P) Districts are preferred for school use. The Agriculture (A) and Commercial (C) Districts are preferred as a school site over the remaining other Districts.

Site #1, Site #2 and Site #3 are all within the Agriculture (A) County Zoning District and Schools are not outright permitted uses within the Agriculture (A) Zoning District. A Zoning Amendment could be required for development of a school at any of the candidate sites. A Zoning Amendment requires the approval of the Planning Commission, the County Council and the Mayor, and can be processed simultaneously with a State Land Use District Boundary Amendment, Special Permit and General Plan Amendment.

The CZO specifically identifies schools as a use which may be considered within the Agricultural (A) District through a Use Permit. As noted above, the Planning Director may determine that an application for a Use Permit can be filed in lieu of a General Plan and Zoning Amendment application.

A Class IV Zoning Permit which can be processed simultaneously with a Use Permit or Zoning Amendment will be required for development of a School at any of the candidate sites.

5. FLOOD/Tsunami HAZARD

It is the policy of DOE that schools not be located within a coastal high hazard (tsunami) inundation zone or in a major flood plain if adequate drainage provisions cannot be made. None of the candidate sites are located within a tsunami inundation zone or major flood plain as identified in the Federal Flood Insurance Rate Maps (FIRM). However, a small section of the parcel within which Candidate Site #1 is located is within an area identified on the FIRM as inundated by the 100 year flood. Due to the possible presence of wetlands, Candidate Site #3 which is subject to inundation by the 100-year storm event, has been dropped from consideration as a location for the new Hanalei Middle School.

6. SPECIAL MANAGEMENT AREA

Lands identified as within the County's Special Management Area (SMA) are subject to the Kauai County SMA Rules and Regulations as authorized under Chapter 205A, Hawaii Revised Statutes. None of the candidate sites proposed as potential locations for the new Hanalei Middle School are within the SMA.

7. UNDERGROUND INJECTION CONTROL - Department of Health

The State Department of Health (DOH) has established an underground injection control (UIC) program to protect the quality of underground sources of drinking water from pollution by subsurface disposal of fluids. In general, disposal of treated wastewater through injection wells may be permitted in areas located below (makai) of the UIC line established by the State Department of Health. All three candidate sites are located below the UIC line and disposal of treated wastewater through injection wells may be possible, subject to the requirements of Hawaii Administrative Rules Title 11, Chapter 23. A UIC Permit from DOH would be required for an injection well at any of the Candidate Sites.

8. LAND USE APPROVALS CHART

The following chart summarizes the Land Use Amendments and Permits which would be required for establishment of a school at each of the three candidate sites.

	SLUD Boundary Amendment or Special Permit	General Plan Amendment or Use Permit	Zoning Amendment or Use Permit	Class IV Zoning
#1	Required	Required	Required	Required
#2	Required	Required	Required	Required
#3	Required	Required	Required	Required

C. INFRASTRUCTURE

1. **Water** - The majority of domestic water supply for the school service area is derived from wells while irrigation water is generally supplied through surface water flows. The County of Kauai Department of Water provides domestic water throughout much of the service area. The Department of Water operates and maintains the Kapaa-Wailua Water System, the Moloaa Water System, the Kilauea-Kalihiwai Water System, the Hanalei Water System, and the Haena-Wainiha Water System. Individual and private water systems also operate within the service area including the Princeville Resort water system and Lihue Plantation Company's system at Kealia.
2. **Wastewater** - Wastewater generated throughout most of the school service area is disposed of by means of individual wastewater treatment systems such as cesspools or septic tanks or through private individual wastewater treatment works. The Wailua Sewage Treatment Plant, operated and maintained by the County of Kauai Department of Public Works, serves development along the Kuhio Highway corridor within the school service area between Wailua and Kapaa. The Princeville Resort area is served by a private secondary sewage treatment plant.
3. **Drainage** - Storm drainage facilities within the service area generally consist of systems of channels, ditches, culverts and catch basins which discharge into rivers, streams and cane lands. The County Department of Public Works maintains the majority of public drainage facilities within the school service area.
4. **Utilities** - Electrical power for residential and commercial use within the service area is provided by Citizens Utilities Company, Kauai Electric Division. GTE Hawaiian Tel provides telephone service and natural gas is delivered by truck by private companies.
5. **Roads** - Kuhio Highway, a State Hawaii, is the principal roadway in the school service area. The highway runs near and parallel to the shoreline through the Wailua-Kapaa area where it is two lanes wide with a center

left hand turn lane. The highway runs along the coast north to Hanalei and Haena where it narrows to a single lane at some locations. County roadways, private streets and cane haul roads run both mauka and makai connecting Kuhio highway with residences, resorts, commercial centers, agricultural lands and recreational areas.

D. SERVICE AREA ENVIRONMENT

1. General Description - The school service area is relatively rural in character with a mix of land uses including residential, commercial, resort, public facilities, recreation, and a small amount of light industry. Agricultural activities include sugar cane cultivation, dairy farming, cattle and buffalo ranching, taro farming, guava and papaya orchards, flower cultivation and production of a variety of other fruit and vegetable crops. Much of the service area is in Forest Reserve. Two National Wildlife Refuges and several County and State Parks are also located within the service area. The Wailua to Kapaa area is the main commercial and population center within the school service area. Other smaller centers are located in Anahola, Kilauea, Princeville and Hanalei. Much of the community of Anahola is under the Administration of the Department of Hawaiian Home Lands.
2. Climate - Located on the windward side of the island, annual rainfall within the service area is approximately 67 inches for Kilauea, 85 inches for Princeville Ranch and 122 inches at the higher elevations in the north for the Wainiha powerhouse. Average annual recorded temperatures range from near 75°F at Hanalei to approximately 72°F at Kilauea. Average monthly recorded temperatures within the service area range from a low of approximately 69°F for January.
3. Flora - Due to the large amount of land area and variations in climate and topography, a wide variety of botanical species are present in the school service area. As with most of the island's inhabited lowlands, vegetation in the school service area consists primarily of non-native species introduced beginning with the first Polynesian explorers and continuing to this day, although some examples of native flora such as the hala and beach naupaka continue to survive. Typical vegetation observed throughout the service area include several types of palms, ironwood, norfolk pine, papaya, guava, banana, mango, avocado, lantana, koa haole, hau, sugarcane, taro, java, plum, and numerous grass species.
4. Fauna - Domestic pets, feral animals, livestock and rodents make up the majority of non-human mammals inhabiting the service area. The Hawaiian hoary bat, the only native land mammal can be found in the service area, while the endangered marine mammal, the monk seal,

occasionally visits the area's shoreline.

A wide variety of introduced bird species can be found throughout the service area such as the Common Myna, Japanese White-eye, White-rumped Shama, Northern Cardinal, Red Crested Cardinal, Northern Mockingbird, Spotted Dove, Barred Dove, Western Meadowlark, Cattle Egret and Chicken. Several endemic bird species listed as "endangered" under the Federal Endangered Species Act, inhabit the school service area including the Hawaiian Coot, Hawaiian Stilt, Hawaiian Gallinule, and Koloa. Several indigenous marine birds can be found along or near the shoreline of the service area including the Laysan Albatross, Red-tailed Tropicbird, White-tailed Tropicbird, Brown Booby and Great Frigate. The endemic marine species, Newell's Shearwater, listed as "threatened" under the Federal Endangered Species Act, nests in the interior mountains above the service area. Other waterbirds in the service area include the indigenous Black-crowned Night Heron and migratory species such as the Wandering Tattler, Golden Plover, Ruddy Turnstone and Sanderling.

The U.S. Fish and Wildlife Service operates two wildlife refuges within the school service area. The Hanalei National Wildlife Refuge, provides wetlands habitat for waterbirds while the Hanalei National Wildlife Refuge is famed for its abundant variety of shorebirds.

5. **Hydrology** - Several rivers and numerous perennial streams cross the school service area, some of the most prominent of which are the Kilauea River, bays and estuaries also are scattered along the shoreline including the bays at Moloaa, Kilauea, Kalihiwai, Hanalei, and Wainiha. Wetlands are distributed through the school service area from the Wailua River to the Hanalei valley and as far north as Haena. The majority of the domestic water supply for the school service area is derived from wells tapping basal groundwater, while surface water diversions meet the majority of the area's irrigation needs.
6. **Geology/Soils** - The Waimea Canyon volcanic series, which consists almost entirely of olivine rocks, formed the major volcanic shields of the island of Kauai. The Napali formation of the Waimea Canyon volcanic shield, contributes the major portion of the series. The Koloa volcanic series occurred later and covered many eroded areas. These two formations constitute the bedrock of the region. Soil associations found in the school service area include Lihue-Puhi, Kapaa-Pooku-Halii-Makapili, Hanalei-Kolokolo-Pakala, and Jaucus-Mokuleia. Elevations within the school service area generally range from approximately 1,500 feet along ridges to seal level, with the majority of the inhabited areas located below 800 feet.

7. Archaeology/Historical - Many sites of archaeological, cultural and historic significance are located within the school service area including several heiau, petroglyphs, historic churches and plantation era buildings. Archaeological and cultural resources such as habitation sites, burials and pre-contact artifacts continue to be discovered within the service area, particularly along the shoreline.
8. Scenic - The school service area contains numerous splendid examples of the spectacular scenery that keeps travelers from around the world returning to the Garden Island of Kauai. The natural landscape mauka of the highway offers sweeping vistas of lush, majestic mountains with rainbow-tinted waterfalls pouring into sweeping, green valleys. Looking makai, golden coral beaches are highlighted by aqua crescent bays and jutting rocky outcrops. Abundant scenic overlooks and vista points offer all who take the time the opportunity to savor the visual treasures of this long dormant volcano rising out of the Pacific.
9. Flood Hazard/Wetlands - Wetland Areas and Flood Hazard Areas are located throughout the service area. Selected sites are not located in these areas.
10. Topography - The service area is relatively flat with intermittent streams and gullies. A majority of the land area is used for grazing with slopes averaging about 10% or less.

E. SOCIOECONOMIC CONDITIONS

1. Population - According to U.S. Bureau of the Census data, the project service area population increased from 13,165 in 1980 to 20,258 in 1990, an increase of 7,093 or 54%. The area between the Wailua River and Anahola (Kawaihau district) had a population of 10,497 in 1980 and 15,627 in 1990, an increase of 5,130 or 49%. The area north of Anahola (Hanalei district) increased from 2,668 in 1980 to 4,631 in 1990, an increase of 1,963 or 74%.

In 1980 approximately 80% of the service area population lived between the Wailua River and Anahola, with 77% residing between the Wailua and Anahola in 1990. In 1990 the service area consisted of 6,566 occupied households with 4,938 or approximately 75% located in the Kawaihau district and a total of 599 unoccupied housing units with 326 or 54% located in the Kawaihau district. Student population growth projections for the service area are identified above in Section II. Purpose and Need for Action.

2. Employment - Civilian employment in Kauai County in 1990 was approximately 28,000 with an unemployment rate of 3.6%. Tourism is

the major industry on the island of Kauai and the largest percentage of the labor force was employed in services, followed closely by trade. Finance, insurance and real estate also contributed significantly to the island's employment as did the government sector.

3. Public Services - Police protection for the school service area is provided by the Kauai Police Department, with the Lihue Headquarters providing service to the Kapaa area and the Hanalei sub-station serving the North Shore. The Kauai Fire Department's Kapaa Fire Station provides fire protection service to Kapaa and nearby communities while the Hanalei Fire Station serves the North Shore.

IV. IDENTIFICATION OF POTENTIAL SITES

A. SITE METHODOLOGY

The following is a analysis in which 14 sites were selected and how the sites were narrowed down to 3 sites.

NEW HANAIEI MIDDLE SCHOOL - SITE
SELECTION AND E.I.S.
 DAGS Job No. 14-16-6026
 May 2, 1994

SITE SELECTION

Analysis of the sites based on minimum site selection criteria per Educational Specifications, and Standards for Facilities, Volume II: The Intermediate School dated July 1992.

The following is an analysis of each of the 14 selected areas from 3 sites based on February 24, 1994 submittal to DAGS Planning Department.

Location 1 - Hanalei

1. Area 1

TMK: 5-3-8:14
 Area: 25 Acres
 Owner: Grumman, Seiden, Herson

- A. Size: Complies (Minimum 18 acres)
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map) (Flood Insurance Rate Map dated 4/4/87)

- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru 20'-0" wide right of way to Kapaka Street, adjacent to apartment property
- G. Timing (Acquisition): Not addressed
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: Not verified
- K. Slope: 0 to 8%, silty clay, 8% to 15%

2. Area 2

TMK: 5-3-8:13

Area: 25 Acres

Owner: Lot subdivided into apartments of "HOALOHA AINA"

- A. Size: Complies, 20' wide ditch easement thru center of property
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru 20'-0" wide right of way to Kapaka Street
- G. Timing (Acquisition): Not addressed
- H. Displacement: Not addressed
- I. Location: Within ultimate service area
- J. Historical: Not verified
- K. Slope: Varies 0 to 8%, silty clay, 8% to 15%

3. Area 2A

TMK: 5-3-01:16

Area: 183.017 Acres (Portion for school - 23.9 Acres)

Owner: Consolidated Oil and Gas

- A. Size: Complies
- B. Shape: Complies if you cut lot size to 18 acres
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access off Kapaka Street which accesses on to Kuhio Highway
- G. Timing (Acquisition): Not addressed
- H. Displacement: Undeveloped site (verify)
- I. Location: Within ultimate service area
- J. Historical: Not verified
- K. Slope: 0 to 8%, soil, silty clay

4. Area 3

TMK: 5-3-1:7

Area: 373.123 Acres

Owner: C. Wyllie

- A. Size: Complies
- B. Shape: Complies
- C. Flood: In flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru Kuhio Highway
- G. Timing (Acquisition): Not addressed
- H. Displacement: Not addressed
- I. Location: Within ultimate service area
- J. Historical: Hanalei Historical and Archaeological District
- K. Slope: 0 to 2%, silty clay

Location 2 - Kilauea5. Area 4

TMK: 5-2-2:9

Area: 870.46 Acres

Owner: Kalihiwai Ridge - Subdivision

- A. Size: Complies
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru Kalihihola Road to Kuhio Highway
- G. Timing (Acquisition): Not addressed
- H. Displacement: Not addressed
- I. Location: Within ultimate service area
- J. Historical: Agricultural terraces and other historical sites. Not fully surveyed.
- K. Slope: 0 to 8%, 8% to 15%, silty clay

6. Area 5

TMK: 5-2-13:6

Area: 41.671 Acres

Owner: William Long

- A. Size: Complies; 40' wide irrigation easement thru property

- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Common right of way access with approximately 20 properties
- G. Timing: Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: No archaeological survey
- K. Slope: 0 to 8%, silty clay

7. Area 6

TMK: 5-2-2:12

Area: 510.153 Acres

Owner: C. Brewer Properties, Inc.

- A. Size: Complies
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru private right-of-way to Kuhio Highway
- G. Timing: Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: No archaeological survey
- K. Slope: Varies 0 to 8%, 8% to 15%, silty clay

8. Area 6A

TMK: 5-2-05:24

Area: 23 Acres

Deleted because on shoreline side of Kuhio Highway

Location 3 - Waipake

9. Area 7

TMK: 5-1-3:5

Area: 126.270 Acres

Owner: Waipake Subdivision Unit 1

- A. Size: Complies
- B. Shape: Complies

- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Kauai Belt Road to Kuhio Highway
- G. Timing (Displacement): Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: No effect on significant historical sites
- K. Slope: Lihue silty clay - 0 to 8% and Puhi silty clay loam - 8% to 15%

10. Area 8

TMK: 5-1-3:4

Area: 34.262 Acres

Owner: Waioli Mission (Beatrice Foods Co.)

- A. Size: Complies
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru Kauai Belt Road to Kuhio Highway
- G. Timing (Acquisition): Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: Not verified
- K. Slope: Rough broken land, Iolean silty clay loam 6% to 12%, Puhi silty clay loam, 3% to 8%, 8% to 25%

11. Area 9

TMK: 5-1-4:7

Area: 26.487 Acres

Owner: James C. Hormel

- A. Size: Complies
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru Kuhio Highway. Narrow street frontage $\pm 50'-0"$
- G. Timing (Acquisition): Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: No archaeological surveys, may have significant historical sites

K. Slope: Puhi silty clay loam; 3% to 8%, 8% to 15%

12. Area 10

TMK: 5-1-4:1

Area: 21.392 Acres

Owner: Mary N. Lucas Trust

- A. Size: Complies, 20' wide roadway easement center of property
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru Kuhio Highway at fork in road
- G. Timing (Acquisition): Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: No archaeological survey. May have significant historical sites
- K. Slope: Lihue silty clay; 0 to 8% slope

13. Area 11

TMK: 5-1-3:15

Area: 190.401 Acres

Owner: Waipake Subdivision Unit 2

- A. Size: Complies
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru Kauai Belt Road or Kuhio Highway
- G. Timing: Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: Agricultural Terraces, auwai, lo'i
- K. Slope: Puhi silty clay loam, 8% to 15%
 Lihue silty clay, 0 to 8%
 Lihue silty clay, 25% to 40%
 Hanalei silty clay, 0 to 20%
 Iolean silty clay loam, 12% to 20%

14. Area 12

TMK: 5-1-3:16

Area: 270.178 Acres

Owner: Waioli Mission (Beatrice Foods Co.)

- A. Size: Complies, easement at top of property
- B. Shape: Complies
- C. Flood: Not in flood zone (FIRM map)
- D. Tsunami: Not in tsunami zone (FIRM map)
- E. Landslide: Not verified
- F. Traffic: Access thru Kauai Belt Road or Kuhio Highway
- G. Timing (Acquisition): Not verified
- H. Displacement: Not verified
- I. Location: Within ultimate service area
- J. Historical: Agricultural terraces and burials
- K. Slope: Puhi silty clay loam; 3% to 8% slope, 8% to 15%, 15% to 25%
Lihue silty clay; 0 to 8% slope, 8% to 15% slope

Conclusions:

In review of the minimum critical data as related to each site and other relevant data, we conclude that the following areas not suitable.

Rejected Sites:

1. Area 2 - Area subdivided into apartments and lots, and would be difficult to acquire.
2. Area 3 - In flood zone and wetlands. Conservation area.
3. Area 4 - Designated a subdivision.
4. Area 5 - Share common access for various properties. Easement thru center of property.
5. Area 6A - Location not suitable.
6. Area 7 - Designated a subdivision.
7. Area 9 - Narrow street frontage and access.
8. Area 10 - Roadway easement in center of property.
9. Area 11 - Designated a subdivision.

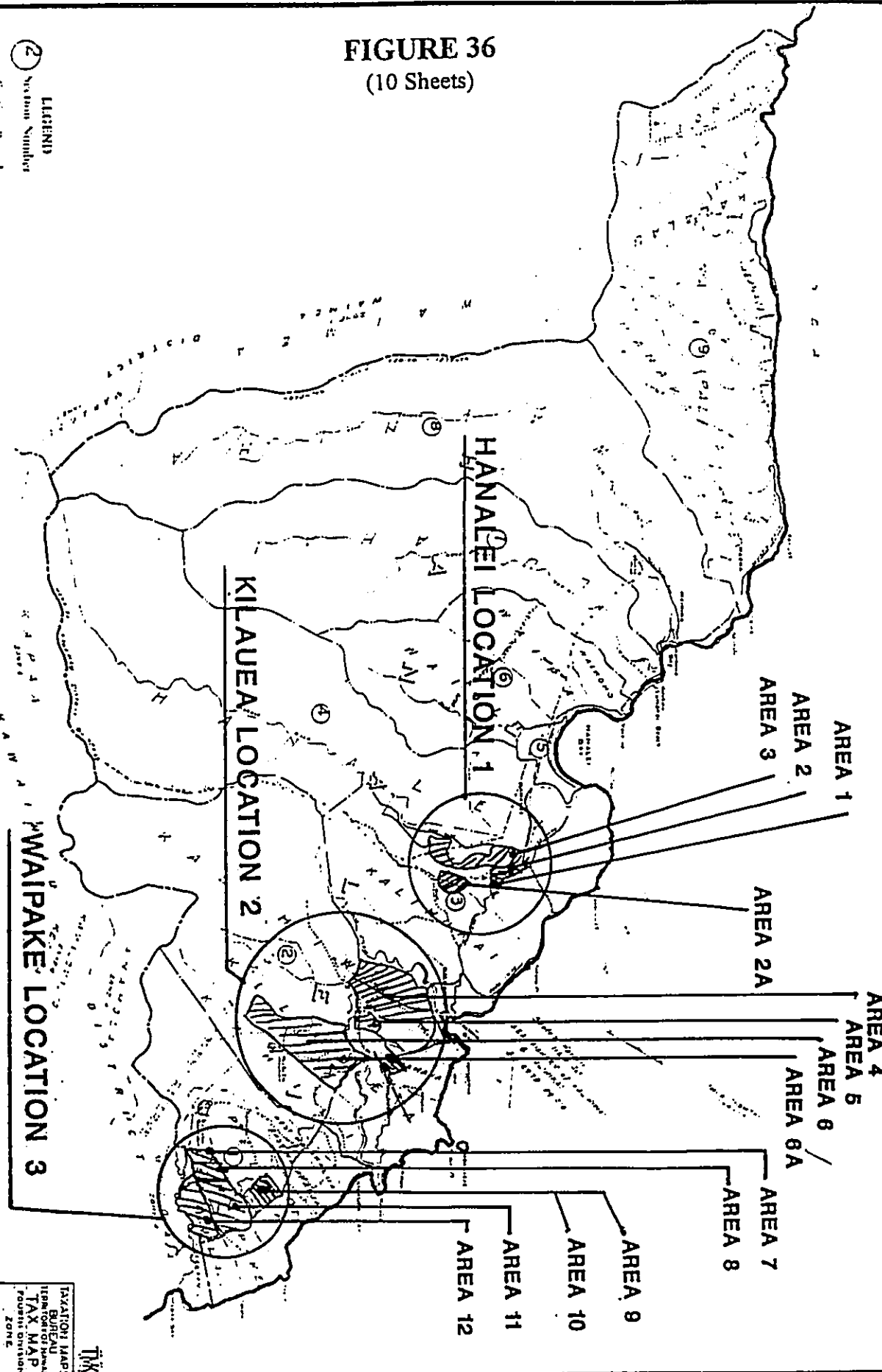
Areas to be analyzed further:

1. Areas 1, 2A, 6, 8 and 12.

**LOCATION MAP
OF ALL AREAS
CONSIDERED**

FIGURE 36
(10 Sheets)

LEGEND
② Section Number
--- Section Boundary



SUBJECT TO CHANGE

TAXATION MAP
BUREAU
TAX MAP
FOURTH DIVISION
ZONE
5

On 5/3/94, YFA conducted a field survey of 14 selected areas based on February 24, 1994 submittal to DAGS-Planning.

A. The following areas were omitted because they were being developed as subdivision lots:

1. Area 2 (Hanalei) - TMK: 5-3-8:13
2. Area 4 (Kilauea) - TMK: 5-2-2:9
3. Area 7 (Waipake) - TMK: 5-1-3:05
4. Area 11 (Waipake) - TMK: 5-1-3:15

B. The following areas were omitted because they were in conservation areas:

1. Area 2A (Hanalei) - TMK: 5-3-01:16
2. Area 3 (Hanalei) - TMK: 5-3-01:16

C. The following areas were omitted because of access and easement restrictions:

1. Area 1 (Hanalei) - TMK: 5-3-8:14
2. Area 5 (Kilauea) - TMK: 5-2-13:6
3. Area 6 (Kilauea) - TMK: 5-2-2:12
4. Area 8 (Waipake) - TMK: 5-1-3:4
5. Area 9 (Waipake) - TMK: 5-1-4:7
6. Area 10 (Waipake) - TMK: 5-1-4:1

D. Of the remaining area, the areas are our recommendations for further study. These areas are zoned AG or Open:

1. Area 3A (Hanalei) - TMK: 5-3-01:2 (Site 1)
2139.139 Acres
Owner: Princeville Development Corporation
(Same site referenced in Ken Cannon, President for "Our Kids Need A School" letter dated 3/16/94.)
 - a. Inspected nursery site - Appeared very hilly in some areas and also contained Heiau making area very restrictive.

- b. Inspected relatively flat site presently used for grazing proposed by Princeville Corporation. Site contained existing ranch house which would be relocated or demolished. See attached photos and Group 70 Princeville Master Plan Phase III - Mauka Site Plan #3 8/3/93 and location plan.
- 2. Area 6A (Kilauea) - TMK: 5-2-05:24 (Site 2)
 State Land Use: Agriculture
 Zoning: Agriculture
 23 Acres
 Owner: FBD Enterprises USA
 Physically inspected site and presently used for grazing. Site is relatively flat. See attached photos.
- 3. Area 6B (Kilauea) - TMK: 5-2-03:1 (Site 3)
 State Land Use: Agriculture
 Zoning: Open
 743.355 Acres
 Owner: Mary N. Lucas Trust
 Physically inspected site and presently used for grazing. Site is relatively flat with stream on lower side. See attached photos.

Attachment: Minimum Site Selection Criteria dated 5/2/94; compiled prior to field survey

B. MINIMUM SITE CRITERIA - The Department of Education in its publication Educational Specifications and Standards for Schools has defined minimum criteria which the selected school site must meet. The minimum criteria identified below were utilized to initially screen the lands available for consideration as the site for the new Kapaa Intermediate School:

- 1. Acreage: The usable area of the potential school site must be at least 18 acres. However, a site with a minimum usable area of 15 acres may be considered if it adjoins a park.
- 2. Shape: The length to width ratio of the site must not exceed 2.5 to 1.
- 3. Tsunami: The site must not be in a tsunami inundation zone.
- 4. Flood: The site must not be in a major flood plain if adequate drainage provisions cannot be made at reasonable cost.
- 5. Landslide: The site must not be located within a known or potential landslide area.

6. **Traffic:** The site must not be located in an area hazardous from the standpoint of pedestrian and traffic safety unless mitigative safety provisions can be made.
7. **Timing:** The acquisition of the site must be possible early enough to allow construction to meet DOE's scheduled school opening date. The target opening date for the new Kapaa Intermediate School is September of 1997.
8. **Location:** The site must be within the ultimate service area.
9. **Displacement:** The site must be obtained without mass relocation of families.
10. **Historical:** Development of the site must not result in the destruction of buildings or sites designated as historic and deserving of preservation by the Historic Buildings Task Force or the Bishop Museum.

V. EVALUATION OF CANDIDATE SITES

A. SITE EVALUATIONS

1. **Size** - None of the candidate sites are adjacent to a park and thus a minimum of 18 acres is required.

 Good - The site is 15 usable acres and adjacent to a park; or the site is 18 acres and is not adjacent to a park.

 Fair - The site is 15 acres and is not adjacent to a park.

 Poor - The site is larger than 18 acres; or the site is 18 acres and adjacent to a park.
2. **Slope** - Expand range of area slopes for each site.
 - a. **Site #1:** The slope where school is to be placed is 0 to 8% slope at site area.
 - b. **Site #2:** 0 to 8% slope at site area.
 - c. **Site #3:** 3 to 7% slope at site area.
 Good - The average slope of the site is between 1 and 3%.

 Fair - The average slope of the site is between 4 and 11%.

 Poor - The average slope of the site is greater than 12%.

3. **Shape** - The parcels on which **Sites #1, #2 and #3** are located have sufficient area with suitable topography to accommodate a school site with a length to width ratio of 1.5 to 1.0.

Good - Length-width ratio 1.0:1.0 to 1.5:1.0.

Fair - Length-width ratio 1.6:1.0 to 2.0:1.0.

Poor - Length-width ratio 2.1:1.0 to 2.5:1.0.

4. **Soils and Foundation** - **Site #1** primarily contain soil identified as Pooku silty clay: 0 - 8% slope, by the USDA Soil Conservation Service.

Pooku soil consists of well drained soils on uplands on the island of Kauai. These soils developed in material weathered from basic igneous rock. Elevations range from 250 to 1,000 feet. The annual rainfall amounts to 80 to 150 inches. The mean annual soil temperature is 72°F.

These soils are used for pasture, sugarcane, wildlife habitat, and water supply. The natural vegetation consists of kikuyugrass, pangolagrass, guava, joe, sensitive-plant, ricegrass, yellow foxtail, Java plum, and associated plants.

Pooku silty clay, 0 to 8 percent slopes - This soil is on the tops of broad interfluvies in the uplands. The soil has a yellowish-brown subsoil.

In a representative profile the surface layer is dark-brown silty clay about 14 inches thick. The subsoil, about 48 inches thick, is dark-red and dark reddish-brown silty clay that has subangular blocky structure. The substratum is soft, weathered rock. The soil is strongly acid to extremely acid throughout the profile.

Permeability is moderately rapid. Runoff is slow, and the erosion hazard is no more than slight. In places roots penetrate to a depth of 5 feet or more.

Site #1 is given a relative rating of **Fair**.

Site #2 contains soil identified as Puhi silty clay loam with a depth to bedrock greater than 5', moderate to low shrink swell potential, high shear strength, high compacted density, and moderate to rapid permeability; and Ioleau silty clay loam with a depth to bedrock greater than 5', moderate shrink swell potential, and slow to moderately slow permeability. **Site #2** is given a relative rating of **Good**.

Puhi soil consists of well-drained soils on uplands on the island of Kauai. These soils developed in material derived from basic igneous rock. They are nearly level to steep. Elevations range from 175 to 500 feet. The annual rainfall amounts to 60 to 80 inches. The mean annual soil temperature is 73°F. Puhi soils are geographically associated with Lihue and Kapaa soils.

These soils are used for sugarcane, pineapple, truck crops, orchards, pasture, woodland, wildlife habitat, water supply, and homesites. The natural vegetation consists of guava, Java plum, pangolagrass, kikuyugrass, elephantopus, joe, yellow foxtail, and rhodomyrtus.

Puhi silty clay loam, 3 to 8 percent slopes (PnB) - On this soil, runoff is slow and the erosion hazard is slight.

This soil is used for sugarcane, pineapple, orchards, pasture, truck crops, and homesites.

Site #3 - The soil consists of well-drained soils on uplands on the islands of Kauai and Oahu, named Kapaa silty clay. These soils developed in material weathered from basic igneous rock. They are gently sloping to extremely steep. Elevations range from 200 to 800 feet. The annual rainfall amounts to 80 to 120 inches. The mean annual soil temperature is 71° F. Kapaa soils are geographically associated with Halii and Puhi soils on Kauai.

These soils are used for sugarcane, pasture, pineapple, orchard and truck crops, woodland, wildlife habitat, and water supply. The natural vegetation consists of rice grass, hilograss, yellow foxtail, Christmas berry, false staghornfern, guava, rhodomyrtus, melastoma, and associated plants.

Kapaa silt clay, 3 to 8 percent slopes - This soil is on broad ridges in the uplands. Included in mapping were about 300 acres on Kauai, south of Puu Kolo peak and southwest of Knudsen gap. This soil formed in volcanic ejecta. The surface layer and the upper part of the subsoil contain less gibbsite than is typical.

In a representative profile the surface layer is dark yellowish-brown silty clay about 14 inches thick. The reddish-brown silty clay that has subangular blocky structure. The substratum is soft, weathered rock. The surface layer is strongly acid. The subsoil is medium acid to very strongly acid.

Permeability is moderately rapid. Runoff is slow and the erosion hazard is slight. In places roots penetrate to a depth of 5 feet or more. **Site #3**

is given a relative rating of Fair.

Good - Soils with more than 5' depth to bedrock, low shrink-swell potential, high shear strength, and rapid permeability.

Fair - Soils of any depth with low or moderate shrink-swell potential, high shear strength and moderate to rapid permeability.

Poor - All other types of soils.

5. Aesthetic Qualities - None of the candidate sites are crossed by overhead utility lines.

Site #1 provides views of the Hanalei Bay in the distance and Mt. Waialeale in the foreground. Site #2 provide panoramic view of the Pacific Ocean as well as mountain range in the background. Site #3 provides a dramatic mountain view although having no ocean view.

Good - The site has some natural features in the form of trees, plants, rock formations, views, etc.

Fair - The site lacks most of the desirable natural features but still has the potential of becoming a beautiful campus through proper landscaping.

Poor - The site has no natural features whatsoever.

B. ROADS AND UTILITIES

1. Roadways - Site #1 would be part of a planned community development and roadways would be designed accordingly.

Site #2 would be off Kuhio Highway with no right-of-way requirements. Right-of-way requirements may be required when school is proposed. A Master Plan is also in the works to provide an access lane to Kuhio Highway which may require road widening.

Site #3 has presently no right-of-way requirements.

Good - The site has at least one adequate roadway to meet the ultimate school needs.

Fair - The site has inadequate roadways, but has sufficient R-O-W to accommodate necessary improvements to meet the school needs.

Poor - The site has no roadways and will require the construction of a

roadway system; or the existing R-O-W widths are insufficient.

2. **Water - Site #1:** In developing a planned Community Development, Princeville Corporation is equipped with their own water system.

Site #2 and #3: Both sites are situated off Kuhio Highway which has an existing 8" water main which is sufficient to handle a school development.

Good - The site has adequate water pressure and capacity available to meet the school needs and has adequate fire hydrants available along one adjacent roadway.

Fair - The site has adequate water pressure and capacity available to meet school needs but has no, or inadequate fire hydrants available.

Poor - The site has inadequate water service and will require the development or extension of a water system to specifically meet the school needs.

3. **Sewer - Site #1:** Planned Community will have a private sewage system designed for the project.

Site #2 and #3: Both sites will need to get approved septic tanks and leeching field since there is no sewer system.

Good - The site has adequate sewer lines available to meet the school needs.

Fair - The site is within 2000' of an adequate sewer line which can be extended to serve the school.

Poor - The site is more than 2000' from an adequate sewer line.

4. **Drainage and Flood - Site #1, #2 and #3:** No drainage system is provided. Based on the geological soil conditions all 3 sites have good natural drainage. Flooding conditions are minimal due to adequate slope and drainage ditches. Consideration should be given to all existing streams when locating final site boundaries.

Good - The site has adequate drainage facilities available to meet the school needs.

Fair - The site may be connected to off-site drainage facilities.

Poor - The site has no drainage facility and may require the development

of a drainage system to specifically meet the school needs.

5. Power and Telephone Lines - Telephone and electrical lines adequate to serve the ultimate needs of the school are available along roads fronting all candidate sites and only minimal improvements will be required to meet the ultimate needs of the school. None of the sites are crossed by overhead utility lines or high electric tension lines which may generate unwanted electric and magnetic fields.

Good - The site has adequate existing power and communications available to meet the school needs.

Fair - The site may require improvements to existing services.

Poor - The site has insufficient power or communications available and will require extension of off-site services.

C. ACCESSIBILITY

1. Vehicular Circulation - Sites #1, #2 and #3: All sites are relatively flat and vehicular circulation would be a design consideration that can be resolved.

Good - The site has through-streets along 2 or more sides.

Fair - The site has a through street along only one side; or dead-end streets along 2 or more sides.

Poor - The site is served by one dead-end street only; or the site is a flag lot.

2. Vehicular Safety - Site #1, #2 and #3: Access would be off Kuhio Highway. An access and trunk lane may need to be added. Speed limit signs need to be added and signals may need to be considered. On all 3 sites, visibility was considerable looking both ways and fairly level without any blind spots.

Good - Access to the site is via a through street (but not a major street or highway) without dangerous conditions, and currently or potentially capable of handling heavy traffic.

Fair - Access to the site is via a major street without dangerous conditions, and currently or potentially capable of handling heavy traffic.

Poor - Access to the site is via a street with dangerous conditions; a dead

end street; or a highway.

3. Public Bus Service - The County bus line does serve **Site #1, #2 and #3**. The County Bus system runs a daily bus service through Kilauea and Hanalei. Service runs approximately on an hourly basis. The last stop is at Hanalei Circuit Court. Bus service begin at 5:15 am on weekdays.

Good - The site is served by a major bus line running through the service area.

Fair - A major bus line passes within ½ mile from the site.

Poor - No bus service is available; or bus line passes further than ½ mile from the site.

4. Pedestrian

- a. Pedestrian Access - **Site #1** will be a planned Community Development and the sidewalk will be part of development.

Pedestrian Access - **Site #2 and #3** would be along Kuhio Highway.

Good - The site will have relatively unrestricted pedestrian access from 2 or more sides.

Fair - The site will have relatively unrestricted pedestrian access from one side.

Poor - The site has restricted pedestrian access.

- b. Pedestrian Safety - None of the sites currently have adequate and safe paved shoulders, sidewalks or walkways.

Good - Adequate and safe walkways/shoulders to the site are available.

Fair - Safe walkways/shoulders to the site will be provided along the school access road(s).

Poor - The site may require traffic signals and/or walkway/shoulder improvements.

D. ENVIRONMENT

1. Rainfall - According to National Weather Service Statistics, **All 3 Sites** have an average annual rainfall between 60" to 80".

Good - The site has a median annual rainfall less than 30".

Fair - The site has a median annual rainfall between 30" and 40".

Poor - The site has a median annual rain fall greater than 40".

2. Highway Noise - Site #1 will be located well within the property, as part of a planned Community Development, approximately 1/2 a mile in.

Site #2 and #3 will be located right off Kuhio Highway. The location of the school on the site will determine whether highway noise will be a factor.

Good - The site is more than 1,000 feet from major roads, highways, and truck routes.

Fair - The site is within 1000' of major roads, highways, and truck routes, but is shielded by existing buildings.

Poor - The site is within 100' of a major road, highway, or truck route and is not shielded.

3. Aircraft Noise - Site #1 will be in the proximity of the Princeville Airport. It is more than a mile away from the landing strip and planned Community Development will need to be aware of this drawing design.

Site #2 and #3 are not in the vicinity of any airports or aircraft flying patterns.

Aircraft noise presents the same problems as highway noise. The site's proximity to an airport or air base and to normal aircraft flight patterns is an important consideration in site selection

According to State Department of Transportation Airport Division's Compatibility Plan, a distance of 12 miles from the ends of an airport runway and 2 miles from the sides of a runway is within Land Use Guidance Zone A - Minimal Exposure. Zone B is 6 miles and 1/4 mile respectively. Zones C and D are closest to the airport.

Good - The site is in Land Use Guidance Zone A.

Fair - The site is in Zone B.

Poor - The site is in Zone C or D.

4. Industrial and Agricultural Nuisances - Site #1, #2 and #3 are located adjacent to currently utilized grazing lands.

Good - The site is free from noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities.

Fair - The noise, dust, odors, smoke, etc. nuisances from industrial or agricultural activities are at worst periodic and well within the limits of human toleration.

Poor - The above mentioned nuisances cause considerable discomfort and hamper school activities.

5. Commercial Attractions - Site #1 is in close proximity to Princeville Shopping Center.

Site #2 and #3 has no commercial centers in the near vicinity.

Good - The site is more than 1/2 mile from commercial businesses that may attract students during school hours.

Fair - The site is reasonably far (1/4 to 1/2 mile) from distracting commercial business.

Poor - The site is within 1/4 mile of distracting commercial businesses.

6. Wetlands - Site #1, #2 and #3 do not contain wetlands, and there are no wetlands near the sites which would be affected by development of a school at any of these locations.

E. COMMUNITY CRITERIA

1. Government

- a. State Land Use District Map Designation:

Good - The site is within the Urban District.

Fair - The site is within the Rural District.

Poor - The site is in the Agricultural or Conservation District.

- b. County General Plan Designation:

Good - The site is designated Urban Residential, Rural Residential or Public, within which school use is consistent.

Fair - The site is designated for apartment or park use.

Poor - The site is designated for hotel, industrial, agricultural, or open space use.

c. County Zoning Designation:

Good - The site is zoned commercial, within which schools are a permitted use.

Fair - The site is zoned Special Treatment (Public) and, requires a Use Permit for school development.

Poor - The site is zoned for uses other than commercial or Special Treatment (Public). A zoning change is required.

2. Community Effects

a. Interference with Institutions:

Good - The site is greater than 0.5 mile from hospitals, rest homes, and any other institution which may be disturbed by large groups of students.

Fair - The site is far enough away (0.25 to 0.5 mile) from any hospital, rest home, etc., so that any disturbance to the institution by the activities of the proposed school will be minimal.

Poor - The site is adjacent to a hospital, rest home, or similar institution which may be disturbed by the activities of the proposed school.

b. Agricultural Land Classification: (University of Hawaii Land Study Bureau Agricultural Land Classification Productivity Rating).

Good - The site is located on land with very poor (E) productivity rating.

Fair - The site is located on land with fair (C) to poor (D) productivity rating.

Poor - The site is located on land with good (B) to very good (A) productivity rating.

c. Existing Land Use: (In changing the existing use of the site to school use, there should be a minimal amount of disruption to the existing pattern of living within the community).

Good - The site is vacant and unused.

Fair - The site is being used for government agencies or institutions.

Poor - The site is being used for agriculture, residences or private businesses.

d. Proximity to Commercial Centers:

Good - The site is more than a half mile from those commercial enterprises (bowling alleys, video arcades, pool halls, stores, etc.) that may attract students during school hours.

Fair - The site is reasonably far (0.25 to 0.5 mile) from potentially distracting commercial enterprises.

Poor - The site is within a quarter mile of potentially distracting commercial enterprises.

e. Aesthetic Value:

Good - The site is not an aesthetic asset to the community and will not interfere with scenic vistas when it is developed as a school.

Fair - The site has little aesthetic value to the community or may partially obstruct scenic vistas when it is developed as a school.

Poor - The site is an aesthetic asset to the community or will obstruct scenic vistas when it is developed as a school.

f. Location:

Good - The site is within reasonable walking distance (0.75 mile) of 75% of the students.

Fair - The site is within reasonable walking distance of 50% of the students.

Poor - The site is within reasonable walking distance of less than 50% of the students

F. COST CONSIDERATIONS

1. Comparative Land Value

- a. Site 1 - Land Cost
 TMK: 5-3-01:02
 Area: 2,139.139 Acres
 Cost: \$518,800
 Cost per Acre: \$243/Acre
 18 Acres x 243 = \$4,374
- b. Site 2 - Land Cost
 TMK: 5-2-05:24
 Area: 23 Acres
 Cost: \$1,700
 Cost per Acre: \$74/Acre
 18 Acres x 74 = \$1,332
- c. Site 3 - Land Cost
 TMK: 5-2-03:1
 Area: 743.355 Acres
 Cost: \$58,000
 Cost per Acre: \$78/Acre
 18 Acres x \$78 = \$1,404

For comparison purposes comparative land values are based on the assessed value of the land as determined by the County of Kauai, Department of Finance, Real Property Tax Division. Although a site owned by the State of Hawaii would not incur an actual land cost, an opportunity cost for foregone use of the land by the State is estimated based on assessed value. Since none of the three candidate sites are presently occupied no expenditure will be required for occupant relocation.

Assessed property tax valuation is not intended to accurately reflect actual market value but instead is to be used to compare the relative value of each candidate site. The three candidate sites are currently in agricultural use which is generally assessed at a much lower rate than urban land. Since a school would be an urban use and the three sites are adjacent to or in close proximity to urban uses it is anticipated that actual acquisition costs would be significantly higher than the assessed values. In spite of these inconsistencies assessed values are provided as a means of comparing one aspect of the costs associated with the sites.

2. On-Site Improvements

Development of a new school will require on-site improvements which may include clearing and grading of the site, and construction of drainage facilities, wastewater treatment systems and water facilities. Costs associated with construction of buildings, playareas, internal

accessways and other standard school facilities will be approximately the same for each site. Presently, all three sites are relatively flat, grazing land. All the sites possess adequate amounts of street frontage facilitating access to off-site utilities.

3. Off-Site Improvements

Development of a new school may require extending, upgrading or new construction of utilities, roadways, sidewalks, drainage facilities or wastewater systems to serve the school site. As with comparative land values, estimates are made for comparison purposes only and are not intended as a means of determining actual expenditure requirements.

As for off-site improvements, Site 1 possibly has a considerable cost benefit due to its inclusion in the Princeville Master Plan. The location of the school site is centrally located in the Phase III, Mauka Section of the Princeville Master Plan, thus may be subsidized by the Princeville Corporation. However, the aforementioned statement is only a speculative analysis and not deduced from an official agreement.

Sites 2 and 3, both located on Kuhio Highway, will have equal costs relating to off-site infrastructure.

4. Bus Subsidy Costs

An allowance for bus transportation is provided to students residing more than 1 mile in road distance from the school. Based on the Department of Accounting and General Services, Central Services Division figures, a present worth subsidy of \$150.00 per bus per day is assumed for purposes of the comparison. The annual cost is determined by assuming 175 days per school year, a maximum passenger capacity of 60 students per bus, and 2 round trips per bus per day. School enrollment projections are based on an opening enrollment in 1995 of 400 increasing at a steady rate to the design enrollment of 1100 during an assumed 20 year school service life.

- G. **EVALUATION SUMMARY TABLES:** The following tables summarize the results of the above evaluation of the three candidate sites. The total number of Good, Fair and Poor ratings for each site are tabulated for School Site Criteria and Community Criteria and total dollar amount are calculated for Comparative Land Values, On-Site Improvements and Bus Subsidy Costs.

NEW HANAIEI MIDDLE SCHOOL

	Site #1	Site #2	Site #3
<u>SITE CRITERIA</u>			
A. Site Characteristics			
Size	G	P	P
Slope	F	F	F
Shape	G	G	G
Soils & Foundation	F	G	F
Aesthetic Qualities	G	G	G
B. Road and Utilities			
Roadways	G	F	F
Water	P	F	F
Sewer	P	P	P
Drainage/Flood	P	P	P
Power & Telephone Lines	F	G	G
C. Accessibility			
Vehicular Circulation	F	F	F
Vehicular Safety	F	P	P
Public Bus Service	G	G	G
Pedestrian Access	P	P	P
Pedestrian Safety	G	F	F
D. Environment			
Rainfall	G	G	G
Highway Noise	G	P	F
Aircraft Noise	P	G	G
Ind. & Ag. Nuisances	F	F	F
Commercial Attractions	P	G	G
Wetlands	G	G	G
Total School Site Criteria			
Good (G)	9	9	8
Fair (F)	6	6	8
Poor (P)	6	6	5

NEW HANAIEI MIDDLE SCHOOL


	Site #1	Site #2	Site #3
<u>COMMUNITY CRITERIA</u>			
1. Government			
A. State Land Use District	P	P	P
B. General Plan Development Plan	P	P	P
C. County Zoning	P	P	P
2. Community Effects			
A. Interference with Institutions	G	G	G
B. Agricultural Lands	G	F	F
C. Existing Use	G	G	G
D. Proximity to Community Ctrs	P	G	G
E. Aesthetic Value	G	G	G
F. Location	G	F	F
Total School Community Criteria			
Good (G)	5	4	4
Fair (F)	0	2	2
Poor (P)	4	3	3

NEW HANAIEI MIDDLE SCHOOL

	Site #1	Site #2	Site #3
<u>COST CONSIDERATIONS CRITERIA</u>			
Cost Considerations	4,374	1,332	1,404
(In Dollars Based on 18 Acres)			
Comparative Land Value	\$243/Acre	\$74/Acre	\$78/Acre
On-Site Improvements			
Clearing/Grubbing	40,000	40,000	40,000
Rough Grading	20,000	20,000	40,000
Roadways	20,000	20,000	20,000
Water	5,000	5,000	5,000
Sewer	120,000	120,000	100,000
Drainage	30,000	30,000	20,000
Total On-Site	235,000	235,000	225,000
Off-Site Improvements			
Roadways	10,000	10,000	---
Clearing/Grubbing	---	---	---
Rough Grading	---	---	---
Grassing	5,000	5,000	5,000
Water	---	---	---
Sewer	---	---	---
Drainage	---	---	---
Utilities	---	---	---
Total Off-Site	15,000	15,000	5,000
Subtotal Improvements	250,000	250,000	230,000
20% Contingency	50,000	50,000	46,000
Total Improvements	300,000	300,000	276,000
Bus Subsidy Cost	2,625,000	2,625,000	2,625,000


**TAX MAPS OF
THREE (3) SITES
SELECTED**

Figure 3: Key Site 1

 **Princeville Development Corporation**


T.M.K: 5 - 3 - 01 : 2

Figure 3: Key Site 1

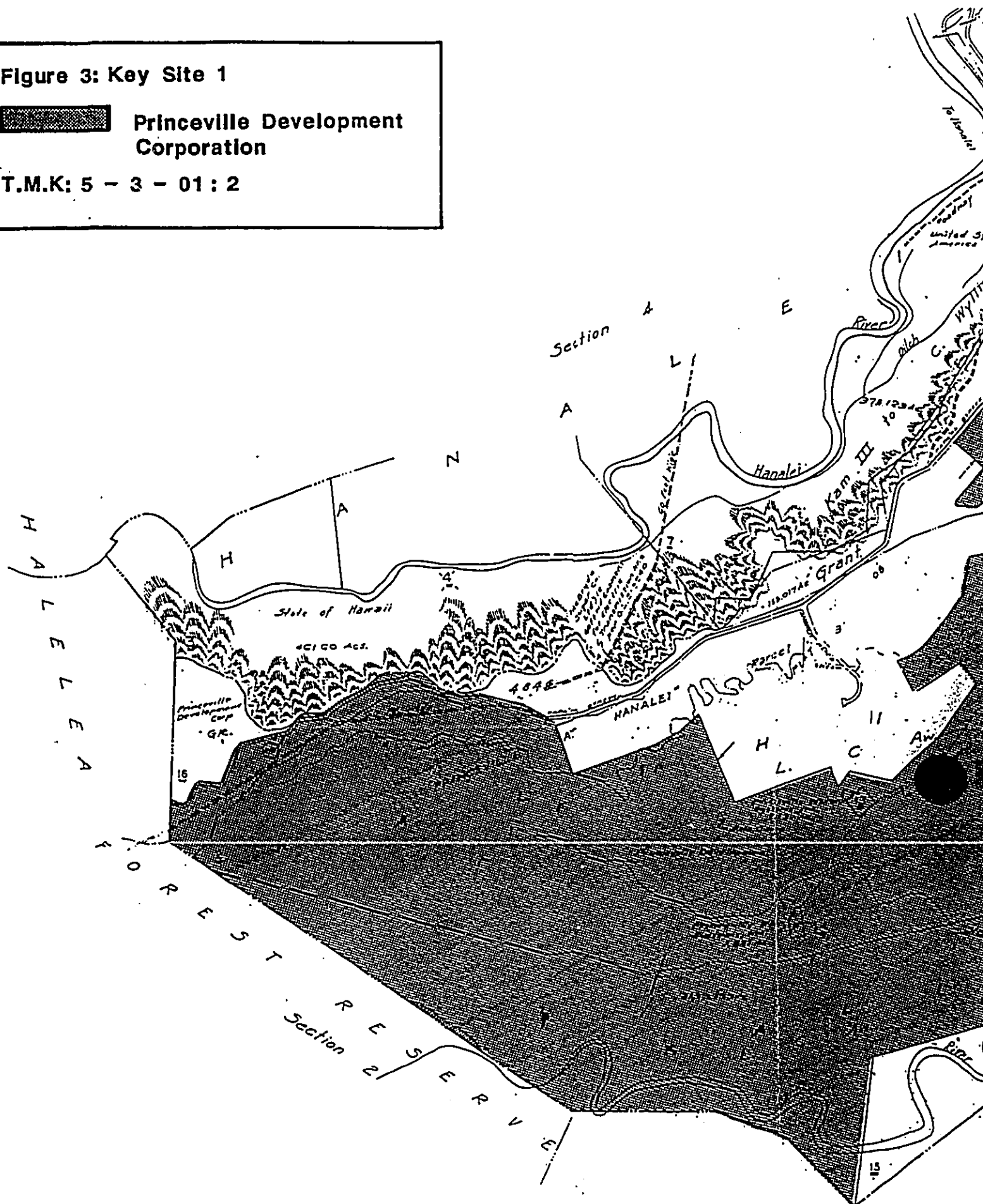
 **Princeville Development Corporation**

T.M.K: 5 - 3 - 01 : 2

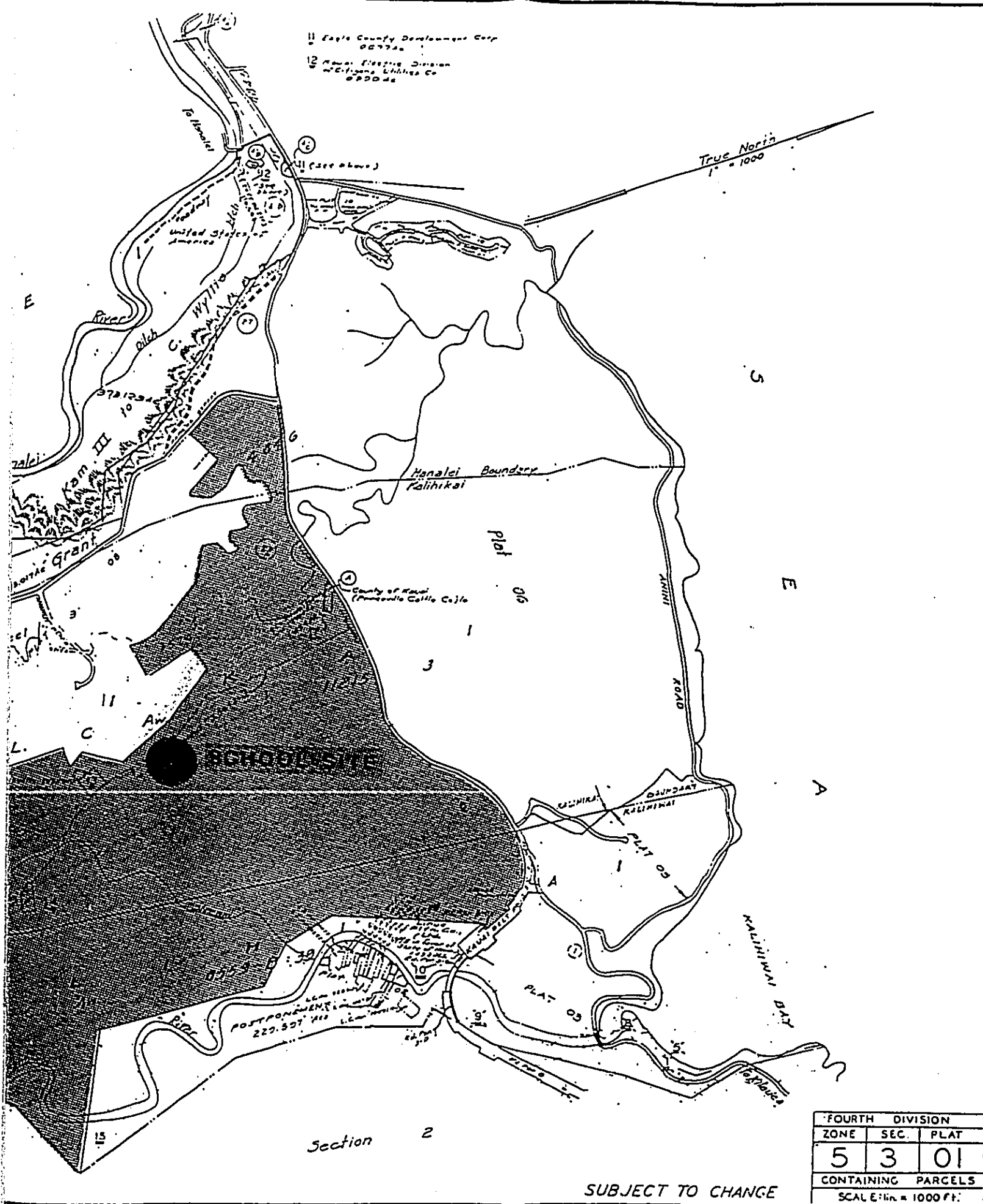
Figure 3: Key Site 1

 **Princeville Development Corporation**

T.M.K: 5 - 3 - 01 : 2



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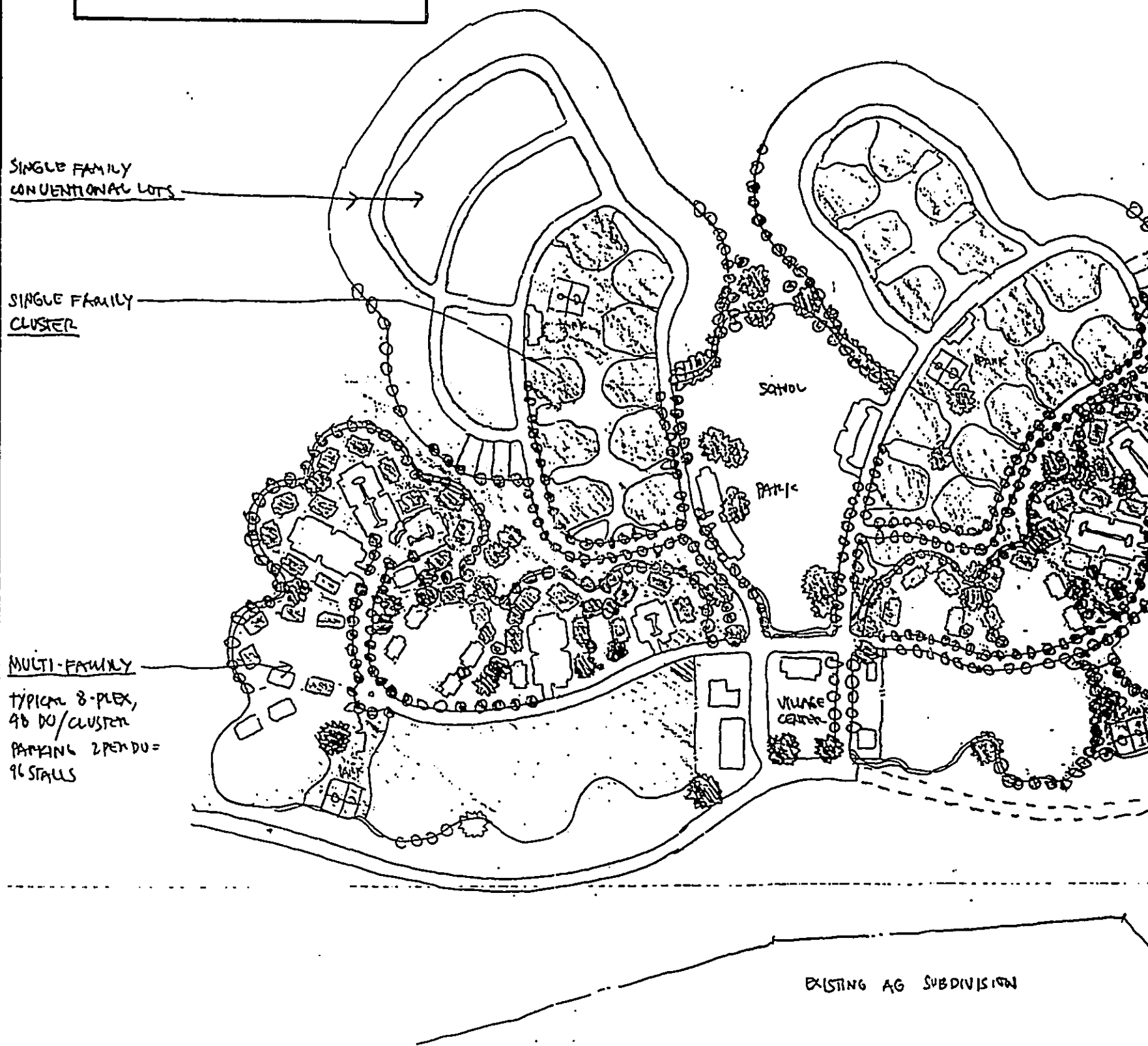
CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

STANDARD AND BUREAU OF INVESTIGATION, DEPARTMENT OF JUSTICE, WASHINGTON, D. C. 20535



Figure 4: Site 1
Princeville Master Plan
Phase III (Mauka)






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Princeville Master Plan
PHASE III (Mauka)

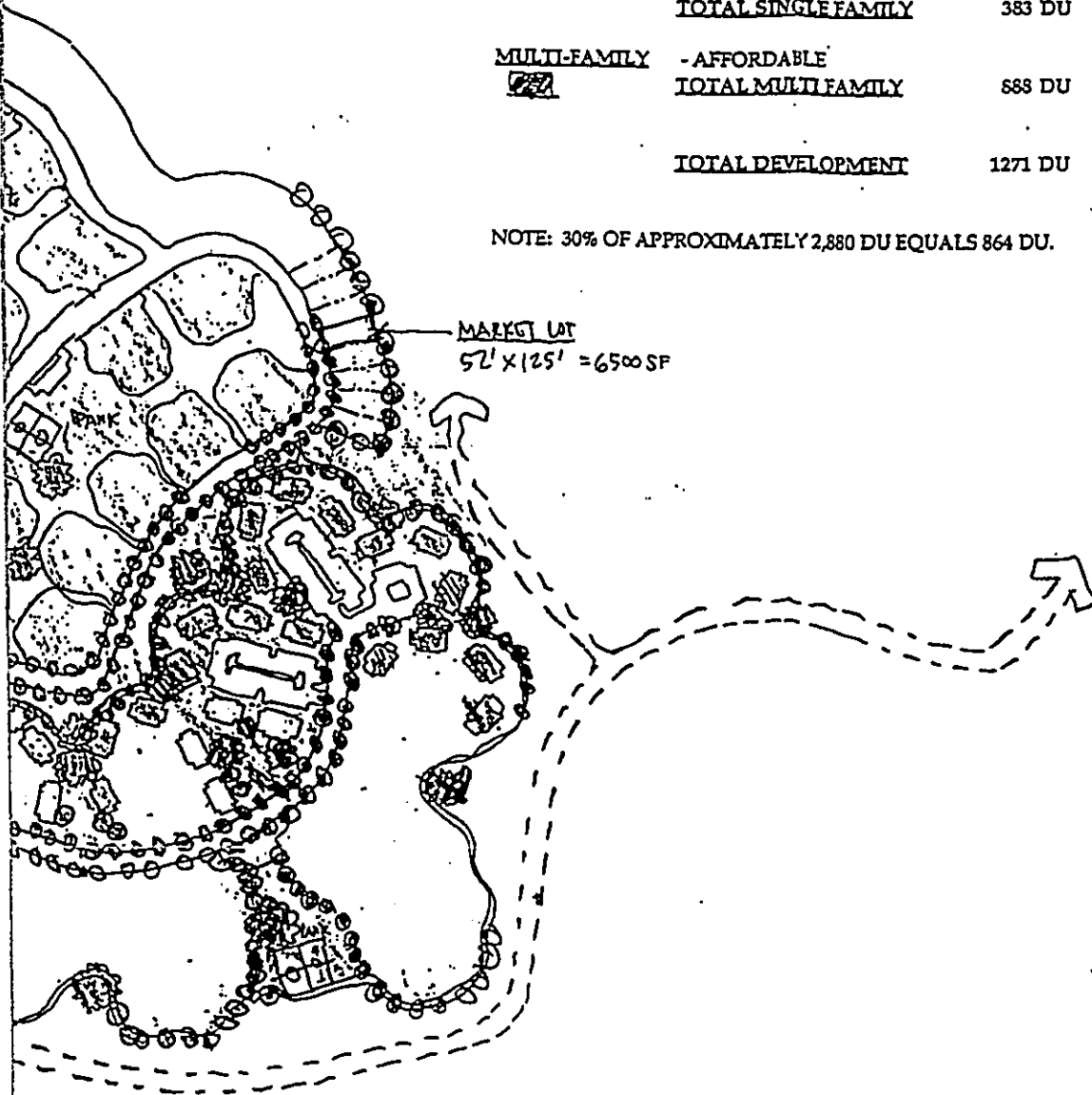
6 August 93
22 July 93

Approximate Unit Distribution. Percentages are rounded values.

RECONFIGURATION 3: NO AFFORDABLE DU MAKAI AND "30%" REQUIREMENT.

TYPE OF UNITS	NO. OF UNITS	PERCENTAGE	REMARKS
<u>SINGLE FAMILY - MARKET SALES</u>			
 CONVENTIONAL LOTS	191	50%	Lot size 6,500 SF
 CLUSTERS (24)	192	50%	
<u>TOTAL SINGLE FAMILY</u>	383 DU	100%	30%
<u>MULTI-FAMILY - AFFORDABLE</u>			
 <u>TOTAL MULTI FAMILY</u>	888 DU	70%	
<u>TOTAL DEVELOPMENT</u>	1271 DU	100%	285 Additional DU over 986 Original DU

NOTE: 30% OF APPROXIMATELY 2,880 DU EQUALS 864 DU.



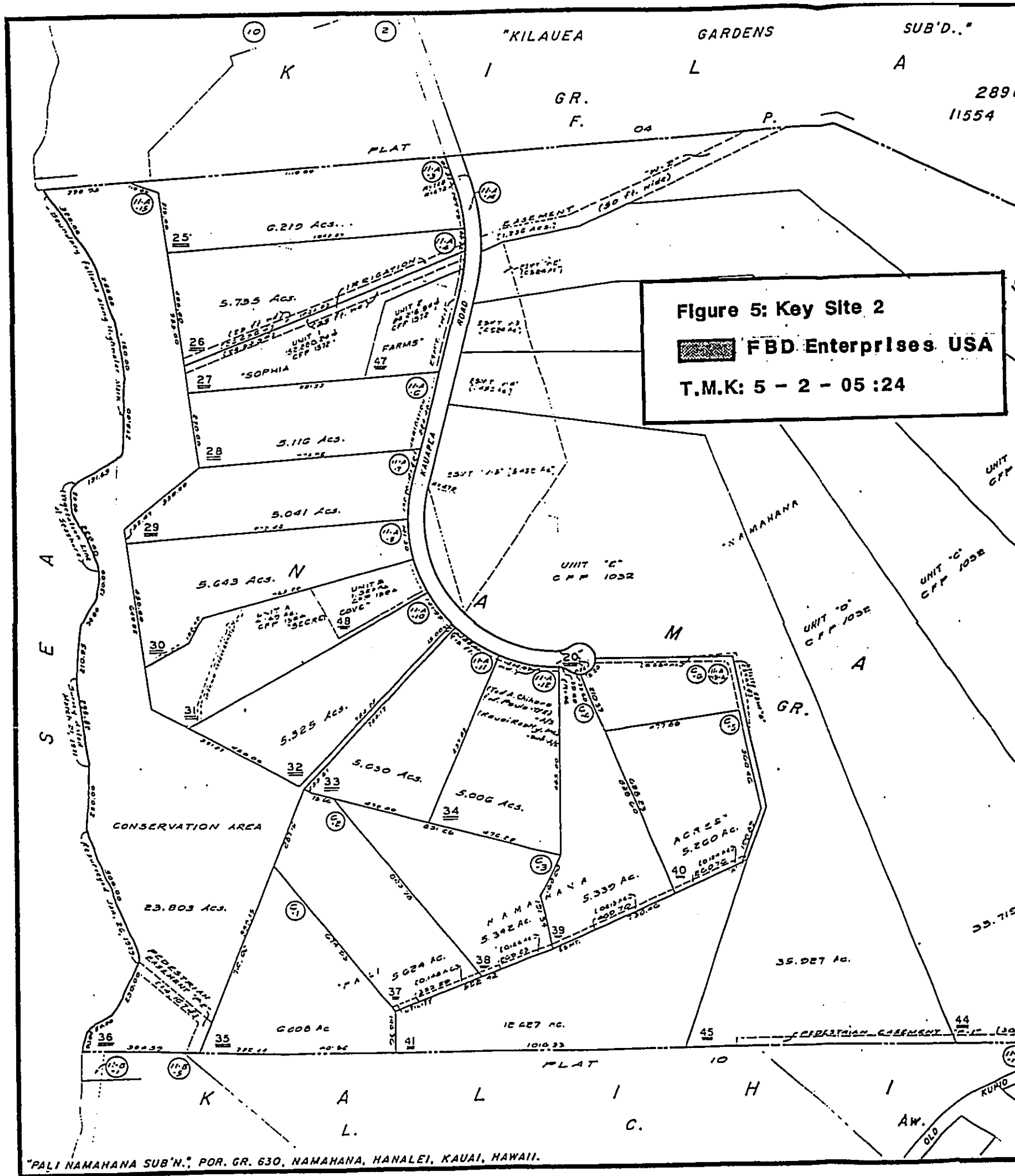
SUBDIVISION

MAUKA SITE PLAN

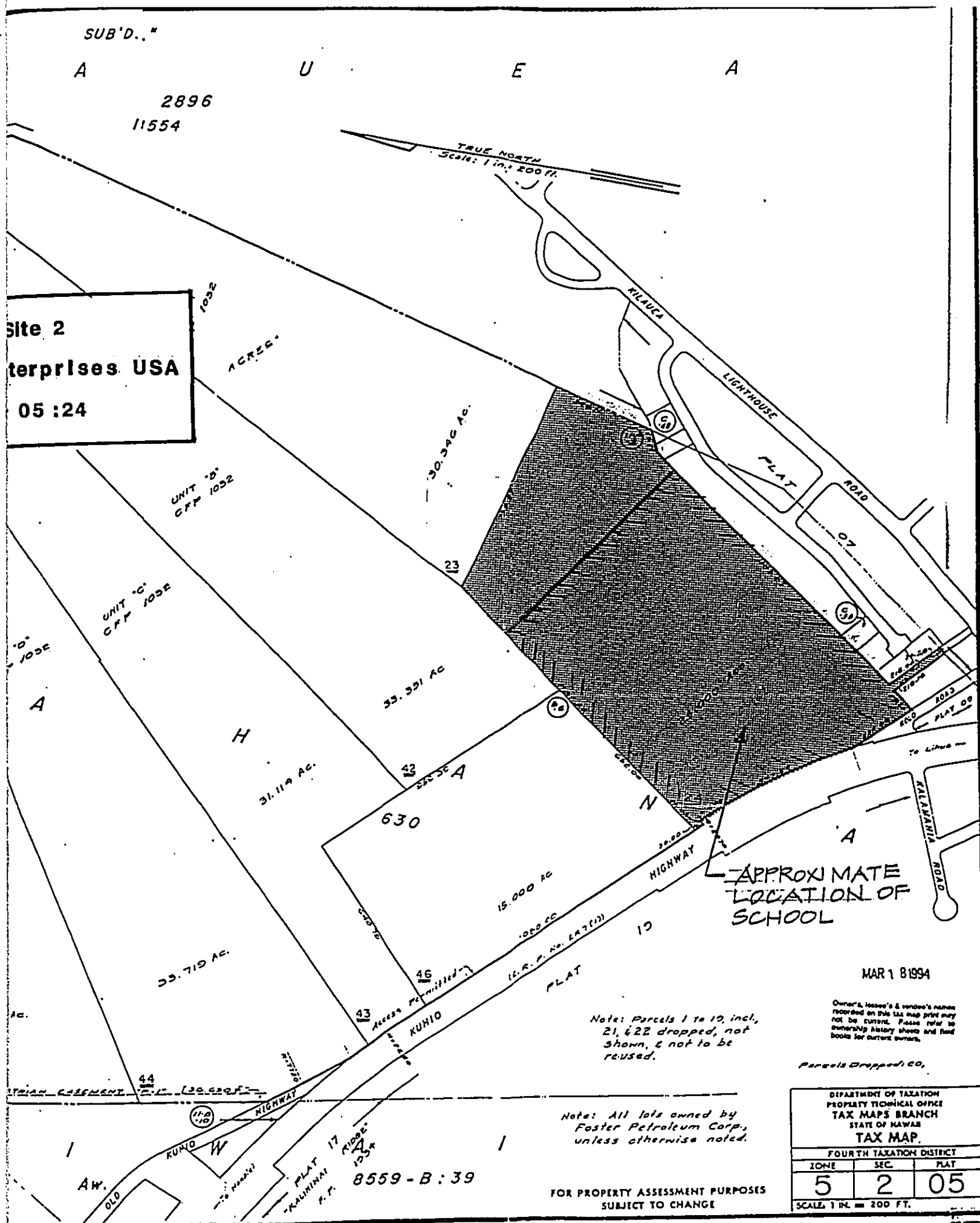
RECONFIGURATION A-3

NO AFFORDABLE DU MAKAI
& 30% REQUIREMENT

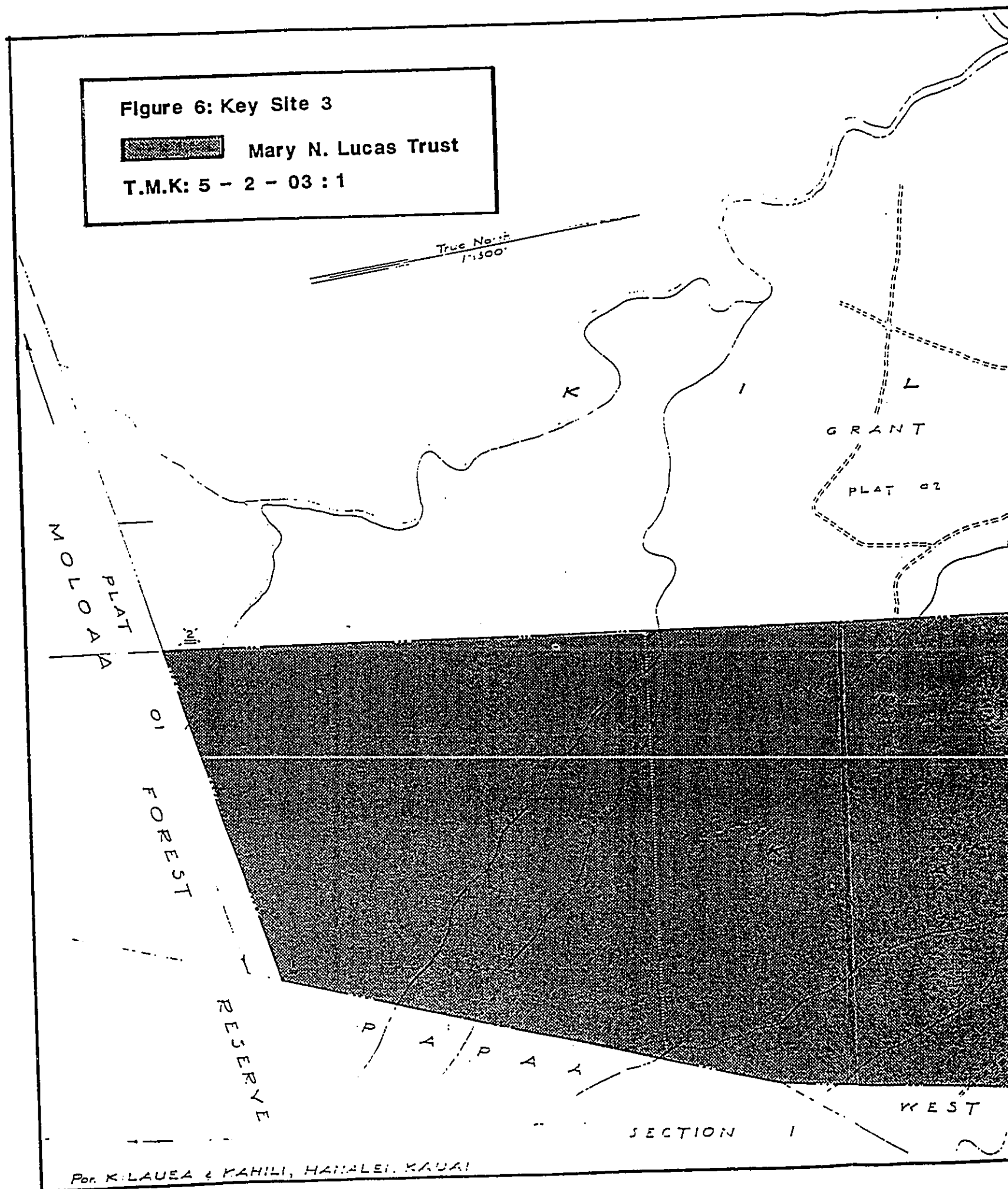
6 AUG 93
1"=200'



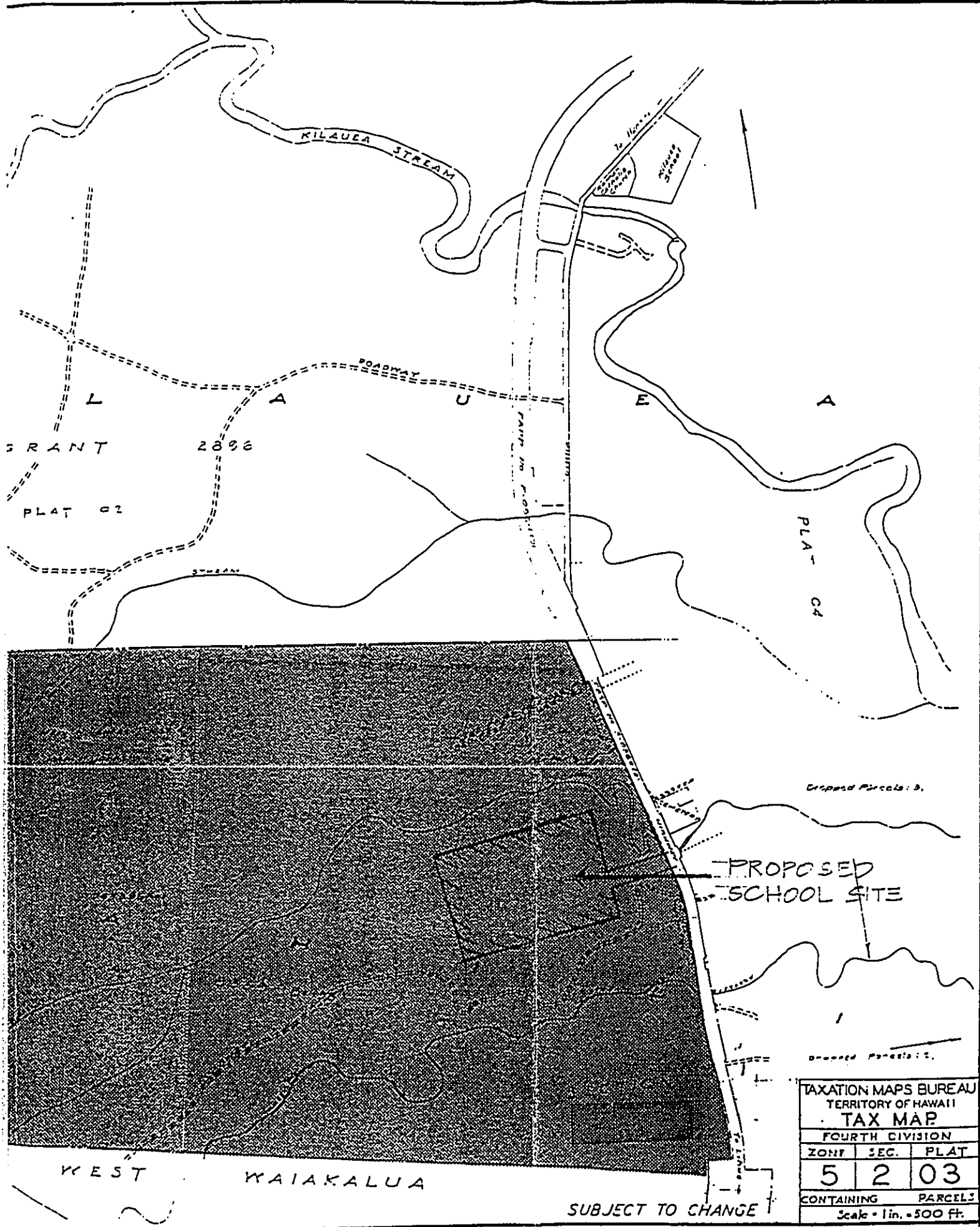
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TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FOURTH DIVISION		
ZONE	SEC.	PLAT
5	2	03
CONTAINING		PARCELS
Scale - 1 in. = 500 ft.		

NEW HANAIEI MIDDLE SCHOOL

	Site #1	Site #2	Site #3
<u>COST CONSIDERATIONS CRITERIA</u>			
Cost Considerations	4,374	1,332	1,404
(In Dollars Based on 18 Acres)			
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Sewer	---	---	---
Drainage	---	---	---
Utilities	---	---	---
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Total Improvements	300,000	300,000	276,000
Bus Subsidy Cost	2,625,000	2,625,000	2,625,000

VI. PROBABLE IMPACT MEASURES

A. SHORT TERM IMPACTS

1. Construction Noise - A temporary increase in noise and dust from construction activity will be expected during construction of school.
2. Air Quality - Air quality will temporarily be affected because of the increased dust and equipment exhausts generated by school construction.
3. Construction Wastes - Construction waste will be disposed as required to approved disposal sites.
4. Water Quality - Water quality should not be affected because sites are not.
5. Public Health and Safety - Construction of a new school where public safety may be at risk. Adequate safeguards will be provided to prevent the public from entering this hazardous area.
6. Flora/Fauna - The Forestry and Wildlife Division of the Department of Land and Natural Resources have confirmed that no endangered plant or animal species and/or habitats would be affected by the construction of a new school at candidate sites.
7. Economic - The construction of a new school would temporarily bring added income in that area because of the additional work force.
8. Traffic - Traffic will also temporarily increase because of the construction in that area. Measures should be taken to keep congestion to a minimum during peak hours.
9. Archaeological/Historical - There are no significant archaeological or historical areas on three sites. However, after site selection a more thorough archaeological investigation should be taken to confirm.

B. LONG TERM IMPACTS

1. Flora/Fauna - Over the long term, the indigent flora will be replaced by landscaping as designed for school. Fauna will be non-existent on school grounds.
2. Social - It will benefit the community by creating a new gathering area for community events.
3. Public Health and Safety - Public Health and Safety will be improved

with the addition of a new school in the selected area because traffic will be required to be slower near school grounds. Students will shorter distances to travel which may reduce the number of traffic accidents.

4. **Displacement** - Since the areas are called out for grazing, no displacement is required.
5. **Infrastructure** - All sites will require major infrastructure work since all three sites are presently used for grazing.
6. **Traffic** - All three sites will generate traffic because of the addition of a school. A traffic study will be designed adequately.

VII. ALTERNATIVES TO PROPOSED ACTION

A. NO ACTION

This alternative is viable due to the lack of adequate funds to construct new schools and the lack of adequate student population for a cost-effective middle school in the area.

B. EXPANSION OF EXISTING SCHOOLS

Existing elementary schools - Hanalei and Kilauea could be investigated as to the possibility of expansion by adding on a middle school. Because of existing infrastructure, there would be a considerable savings in comparison with building a new school. Unfortunately the land acreage of both schools are less than 4 and 7 acres respectively and are operating above capacity. The acreage of both schools are below that required by the educational specifications. Furthermore, the distance between both schools and their service areas will create hardships for those students having to commute to the newly designed middle school.

C. REORGANIZATION OF SCHOOLS WITHIN THE EDUCATIONAL COMPLEX

Another option would be to reorganize the function of schools in the Kilauea and Hanalei area by making one a elementary school and the other a intermediate school without increasing school area.

VIII. THE RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG TERM REPRODUCTIVITY

The addition of a new middle school will be a long term use and will not affect the long term productivity of the area because the area it will take up is such a small

percentage of that area.

IX. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The design to use the site for a school would mean that the site cannot be used for other purposes. It is important that the site selected be best used for that location.

X. LIST OF NECESSARY APPROVALS

Approvals are discussed in III B Land Use Policies and Controls.

XI. AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED IN THE PREPARATION OF THESE DOCUMENTS

STATE OF HAWAII

- Department of Agriculture
- Department of Business, Economic Development and Tourism
- DBED State Energy Office
- Department of Defense
- Department of Hawaiian Homelands
- Department of Health
- Department of State Planning
- Department of Transportation
- Office of Hawaiian Affairs
- State Land Use Commission

KAUAI COUNTY

- Kauai Public Works

U.S. GOVERNMENT

- U.S. Department of Agriculture, Soil Conservation Service
- U.S. Army Corps of Engineers
- U.S. Department of Interior, National Park Service
- U.S. Department of Commerce, National Marine Fisheries Services
- U.S. Department of Transportation, Aviation Administration
- U.S. Forestry Register

OTHERS

- Kauai Electric
- Hanalei Neighborhood Board
- Kilauea Neighborhood Board
- Hanalei Elementary School Administration and PTA
- Kilauea Elementary School Administration and PTA
- Our Kids Need A New School
- Senate Representatives of Hanalei and Kilauea District
- Hawaiian Telephone

**XII. SITE SELECTION REPORT AND EIS CONSULTATION PHASE COMMENTS
AND RESPONSES**

BERNARD J. CANTANO
GOVERNOR
MAJOR GENERAL EDWARD J. BROWNE
DIRECTOR OF THE DEPARTMENT
ROY C. PRICE, SA
VICE DIRECTOR OF THE DEPARTMENT



PHONE (808) 534-1101



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
2145 DILLON DRIVE, 10TH FLOOR
HONOLULU, HAWAII 96819

December 28, 1994

TO: Mr. Ralph Morita
Public Works Division
Department of Accounting and General Services

FROM: Roy C. Price, Sr.
Vice Director of Civil Defense

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT, PREPARATION NOTICE (EISP/N) AND
SITE SELECTION STUDY; NEW HANAIEI MIDDLE SCHOOL

We appreciate this opportunity to comment on the EISP/N and Site Selection Study by the Department of Accounting and General Services (DAGS) on the New Hanaiei Middle School, Kilauea, Kauai, Hawaii; THK 5-3-01:02; 5-2-05:24; 5-2-03:1.

State Civil Defense (SCD) does not have negative comments specifically directed at this EISP/N and Site Selection Study. However, none of the three candidate sites presently have siren coverage. Therefore, we recommend that the developer of the project purchase and install a minimum of one 115 dB solar powered siren as part of the infrastructure for the site selected.

Infrastructure support consists of complete siren, pole and underground or overhead electrical power lines to sirens. Just as parks, schools, fire hydrants, underground/overhead utilities and sidewalks are planned as integral parts of subdivisions, so must emergency warning systems be planned for the safety of communities. The installation of infrastructure for sirens by developers negates the need for excavation of newly built streets/sidewalks for installation of sirens later.

This area is vulnerable to natural disasters. With a slope of less than 10% and an undetermined elevation, each candidate site should be evaluated for the impact of terrain/orographic amplification of the winds and the heavy rainfall associated with tropical cyclones: tropical storm/hurricane force winds. The most recent tropical cyclone was Hurricane

EDWARD J. CANTANO
GOVERNOR
ROY C. PRICE, SA
VICE DIRECTOR OF THE DEPARTMENT
MAJOR GENERAL EDWARD J. BROWNE
DIRECTOR OF THE DEPARTMENT
LETTER NO. (P) 1040.5
F. O. BOX 111, HONOLULU, HAWAII 96819



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

JAN 27 1995

Mr. Roy C. Price
Senior Vice Director
Department of Defense
State of Hawaii
Honolulu, Hawaii

Dear Mr. Price:

Subject: New Hanaiei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your December 28, 1994 letter on the subject project. The following is provided in response to your comments:

1. After the site is selected, the State will include in their infrastructure the requirements to provide siren coverage.
2. The potential impact of terrain amplification of wind and heavy rainfall from tropical hurricanes (based upon available data) will be included in the study.
3. The report will be annotated to note that school structures/facilities shall be designed to meet destructive winds and possible flash floods. The use of school facilities as public shelters in times of disasters will be discussed with your planners in the design phase.

If you have any questions or further comments on this matter, please have your staff contact Mr. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,
GORDON MATSUBA
State Public Works Engineer

GC:jkc
cc: Yamamoto, Fujiwara, Aoki Associates, Inc.

Mr. Ralph Horita
December 28, 1994
Page 2

Iniki in September 1992. Therefore, it is further recommended that the school structures/facilities be sited favorably, designed and constructed to resist the potentially destructive winds and possible flash floods based on the evaluation. These structures/facilities could then be surveyed for use as a public shelter in times of disasters.

Our SCD planners and technicians are available to discuss this further if there is a requirement. Please have your staff call Mr. Haj Hishihara of my staff at 734-2161.

c/v Yamasato, Fujiwara, Aoki &
Associates, Inc.

44

BRUCE J. CLYDEMAN
COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 117, HONOLULU, HAWAII 96810

SCOTT S. MAI
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1042.5

JAN 27 1995

TO: The Honorable Kazu Hayashida, Director
Department of Transportation

SUBJECT: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your December 9, 1994 letter on the subject project. The following is provided in response to your comments:

1. After the school site is selected, a traffic study will be conducted and submitted for review and approval by the County and DOT, if required. If access from Kuhio Highway is required, an intersection analysis would be included in the study.
2. We assure you that DAGS will work with DOT Highways Division to ensure that traffic generated by the school will be compatible with existing and proposed circulation patterns.

If you have any questions or further comments on this matter, please have your staff contact Mr. Gary Chong of the Public Works Division at 586-0487.

Eugene S. Inai
EUGENE S. INAI
State Comptroller

JOHN W. HARRIS
COMPTROLLER



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DEC 14 9 47 AM 1994

DIV. OF HIGHWAYS

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
145 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5087

STP 8.6504

December 9, 1994

TO: The Honorable Robert P. Takushi, Comptroller
Department of Accounting and General Services

FROM: Glenn M. Okimoto
Acting Director of Transportation *Glenn M. Okimoto*

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
NEW HANALEI MIDDLE SCHOOL SITE SELECTION STUDY
TMK: 5-3-01: 2; 5-2-05: 24; 5-2-03: 1

A traffic study should be prepared, included in the draft environmental impact statement, and submitted for our review and comment. If access from Kuhio Highway is anticipated, which will require approval by our Highways Division, then the study should include an intersection analysis.

We appreciate the opportunity to provide comments.

Eugene S. Inai
EUGENE S. INAI
State Comptroller

white

SPURLOCK J. CANTLAND
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96810

SCOTT S. MAI
COMPTROLLER

MARY PATRICIA WATKINS
DEPUTY COMPTROLLER

LETTER NO. (P) 1048.5

RECEIVED
DEC 16 1994
COMPTROLLER'S OFFICE
STATE OF HAWAII



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLAHU BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-3218
PHONE (808) 584-1888
FAX (808) 584-1843

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DEC 16 3 41 PM '94

DIV. OF PUBLIC WORKS
DAGS

JAN 27 1995

Mr. Dante K. Carpenter
Administrator
Office of Hawaiian Affairs
State of Hawaii
Honolulu, Hawaii

Dear Mr. Carpenter:

Subject: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your letter of December 13, 1994 which indicates you have no objections to the proposed school development. This response letter and your letter will be included in the draft EIS.

If you have any questions, please have your staff contact Mr. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,

Gordon Matsubara
GORDON MATSUBARA
State Public Works Engineer

GC:jk
cc: Yamasato, Fujiwara, Aoki and Associates, Inc.

December 13, 1994

Mr. Robert P. Takushi
Dept. of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810

Dear Mr. Takushi:

Thank you for the opportunity to review the Preparation Notice of the Environmental Impact Statement (EIS) and Site Selection Study for the New Hanalei Middle School at Kauai's North Shore, Island of Kauai.

We find the EIS preparation notice sufficient and have no objections to the proposed development. Please contact me or Linda Delaney, Land and Natural Resources Division Officer, at 594-1938, should you have any questions on this matter.

Sincerely yours,

Dante K. Carpenter
Dante K. Carpenter
Administrator

LM:lm
cc BOT

White

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Dec 14 3 47 PM '94



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
Honolulu, Hawaii 96813
Telephone: 537-1122

December 13, 1994

RECEIVED
DEC 14 1994
COMPTROLLER'S OFFICE
STATE OF HAWAII

Mr. Robert P. Takushi
Comptroller
Department of Accounting and
General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Takushi:

Subject: New Hanalei Middle School - Environmental Impact
Statement Preparation Notice and Site Selection
Study (DAGS Job No. 14-16-6026)

We have received the subject Environmental Impact Statement
Preparation Notice (EISP) transmitted by your letter dated
December 5, 1994, which was forwarded to us by the Department of
Business, Economic Development & Tourism, Administrative Services
Office, for our comment.

We have reviewed the subject EISP and have the following
comments to offer:

- 1) We confirm that all three candidate sites, as
identified on pages 3 and 4 of the EISP, are within
the State Land Use Agricultural District.
- 2) We also confirm that any request for a Special Permit
would require approval from the Kauai County Planning
Commission and the Land Use Commission (LUC) is
required to establish and operate the proposed middle
school.
- 3) In regards to Candidate Site No. 2 (FBD Enterprises
USA, Inc. property), the parcel identified as TMK:
5-2-05: 24 is a portion of a 204.43-acre Special Permit
approved by the LUC on June 4, 1991 to establish an
18-hole golf course, golf clubhouse, and related
accessory uses (LUC Docket No. SP90-373/FBD Enterprises
USA, Inc.).

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. Box 119, Honolulu, Hawaii 96810



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. Box 119, Honolulu, Hawaii 96810

JAN 27 1995

Ms. Esther Ueda
Executive Officer
Land Use Commission
Department of Business, Economic
Development and Tourism
State of Hawaii
Honolulu, Hawaii

Dear Ms. Ueda:

Subject: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your December 13, 1994 letter on the
subject project. The following is provided in response to
your comments:

1. We acknowledge that any request for Special Permit
will require approval from the Kauai County Planning
Commission and Land Use Commission in order to
establish and operate a middle school.
2. The viability of Candidate Site No. 2 will be re-
evaluated in light of the planned development for
this property and pending litigation.

If you have any questions or further comments on this
matter, please have your staff contact Mr. Gary Chong of the
Planning Branch at 586-0487.

Very truly yours,

Gordon Matsushita
GORDON MATSUSHITA
State Public Works Engineer

GC:jk
cc: Yamasato, Fujiwara, Aoki and Associates, Inc.

Mr. Robert P. Takushi
December 13, 1994
Page 2

On July 2, 1990, the Kilauea Neighborhood Association, Gary Blaich, Shakti Gavain, and Glen Hufner (Plaintiffs) filed an appeal to the LUC Decision with the Fifth Circuit Court under Civil No. 90-0150. The Fifth Circuit Court rendered a decision on the appeal which affirmed the actions of the Kauai Planning Commission and LUC on September 27, 1991.

On November 7, 1991, the Plaintiffs filed an appeal to the Fifth Circuit Court's Decision to the Supreme Court of the State of Hawaii. The matter is pending before the Supreme Court.

4) Pursuant to a condition imposed by the LUC in the Special Permit approval, FBD Enterprises USA, Inc. filed a petition for boundary amendment from the Agricultural District to the Urban District for the 204.43 acres on January 17, 1991 (LUC Docket No. A91-664/FBD Enterprises USA, Inc.). This matter is currently pending before the Commission on the request of FBD Enterprises due to the pending matter before the Supreme Court.

5) We wish to note that the adjacent parcel to the FBD Enterprises property identified as THK: 5-2-05: 46 is within the State Land Use Urban District and was the subject of LUC Docket No. A84-572/Foster Petroleum Corp. approved by the LUC on December 2, 1985. A light industrial uses was proposed for the parcel.

Pursuant to another condition imposed by the LUC in the Special Permit approval above, FBD Enterprises has submitted a motion for modification of the Decision and Order in LUC Docket No. A84-572 to clarify and reflect the proposed use for the urbanized area.

We have no further comments to offer at this time.

Thank you for the opportunity to provide comments on this EISPN.

If you have any questions in regards to this matter, please feel free to contact me or Leo Asuncion of my staff at 587-3822.

Sincerely,



ESTHER UEDA
Executive Officer

EU:th

CC: DBEDT

SEUNG J. CHUNG
ENGINEER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 115, HONOLULU, HAWAII 96810

SEUNG J. CHUNG
COUNTROLLER
DEPUTY PATRICIA WATKINS
DEPUTY COUNTROLLER

LETTER NO. (P)1038.5

JAN 27 1995

Mr. Steve Oliver
County Engineer
Department of Public Works
County of Kauai
3021 Umi Street
Lihue, Kauai, Hawaii 96766

Dear Mr. Oliver:

Subject: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your December 16, 1994 letter on the subject project. The following is provided in response to your comments:

1. The report will be corrected to use the proper designation for the Building Division.
2. The State will comply with all ordinances, ensure that the project be kept out of flood zone areas and maintain existing watercourses.
3. The State will conduct a traffic study, if required, after a site has been selected.

If you have any questions or further comments on this matter, please have your staff contact Mr. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

GC:jk
cc: Yamamoto, Fujiwara, Aoki and Associates, Inc.

MARYANNE W. KUSAKA
MAYOR



RECEIVED

Dec 22 8 35 AM '94
DIV. OF PUBLIC WORKS
EDMOND P.K. RENAUD
DEPUTY COUNTY ENGINEER
TELEPHONE 241-6640
FAX 241-038

AN EQUAL OPPORTUNITY EMPLOYER
COUNTY OF KAUAI
DEPARTMENT OF PUBLIC WORKS
1001 KAHALANUI STREET
LIDUE, KAUAI, HAWAII 96766
December 16, 1994

Mr. Robert Takushi, Comptroller
Department of Accounting & General Services
P.O. Box 119
Honolulu, HI 96810

Dear Mr. Takushi:

SUBJECT: NEW HANALEI SCHOOL

Reference is made to your letter dated December 5, 1994 which request our comments on the copy of the Site Selection Report and EIS Preparation Notice. Our comments are as follows:

1. The report mentions a "Kauai Building Department." Kauai County is organized with a Department of Public Works with one of its Divisions being the Building Division.
2. The FEMA Flood Insurance Map may show the sites to be in zone X which is not a flood zone. However, if there are natural watercourses, streams or rivers, County Floor Plain Management and Subdivision Ordinance requires provisions to keep structures from being built in flood zones and to maintain the function and capacities of the watercourse.
3. As mentioned in the report, Kuhio Highway will be the principal access to the school sites and roadway improvements should be made. We believe a traffic report should be developed and recommendations made to facilitate safe and convenient access.

Thank you for the opportunity to comment.

Please contact Ken Kitabayashi at 241-6620 if there are questions.

Very truly yours,

Steve Oliver
STEVE OLIVER
County Engineer

KK/mc

BRUNNEN I. CATERINO
COUNTY



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96810

RODNEY S. BAI
COMPTROLLER
MARY PATRICK WATSON-ROSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1039.5

JAN 27 1995

Mr. Gerald W. Dela Cruz
Director
Office of Economic Development
County of Kauai
4280-B Rice Street
Lihue, Kauai, Hawaii 96766

Dear Mr. Cruz:

Subject: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your December 21, 1994 letter on the subject project. Your recommendation of Candidate Site 2 will be considered when selection is made. However, the Land Use Commission has indicated that the owner of the property has plans to develop the site and that litigation regarding this development is pending before the State Supreme Court. The viability of the candidate site will be re-evaluated based on this additional information.

If you have any questions or further comments on this matter, please have your staff contact Mr. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,
Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

GC:jk
cc: Yamamoto, Fujiwara, Aoki and Associates, Inc.

MARYANNE W. KUSAKA
MAYOR



COUNTY OF KAUAI
OFFICE OF ECONOMIC DEVELOPMENT
4280-B RICE STREET
LIHUE, KAUAI, HAWAII 96766
TELEPHONE (808) 311-4390
FAX (808) 311-4399

December 21, 1994

Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawaii 96810

To Whom It May Concern:

Subject: New Hanalei Middle School
EIS Consultation Phase
(Preparation Notice)

We have reviewed the Site Selection Report and EIS Preparation Notice for the proposed New Hanalei Middle School and provide the following comments.

Site 2 (Area 6A) Kilauea, T.H.K. 5-2-05:24 is the recommended site selection. The site which is currently vacant is a logical development in the expanding community of Kilauea. We also suggest that other agencies such as the County Water Department, Kauai Planning Department and the Kauai Civil Defense Agency should be included in your solicitation of comments.

Respectfully Yours,

Gerald W. Dela Cruz
Gerald W. Dela Cruz
Director

DISTRIBUTION OF THIS NOTICE
TO: [] Site P.M. Eng. [] Approved []
[] P.M. Eng. [] Site []
[] Staff Serv. [] []
[] Planning [] []
[] Proj. Mgmt. [] []
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DIV. OF ECONOMIC DEVELOPMENT

GERALD W. DELA CRUZ
DIRECTOR

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STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2200
HONOLULU, HAWAII 96810

BENJAMIN J. CAYetano
GOVERNOR

EUGENE S. IMAI
COMPTROLLER

MAST PATRICIA MATTHEWS
MAST COMPTROLLER

LETTER NO. (P) 1148.5



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 118 HONOLULU HAWAII 96810

BENJAMIN J. CAYetano
GOVERNOR

RECEIVED

Yamasaki, Fujimura, Aoki
& Associates, Inc.

MAR 3 1995

TO: The Honorable Herman M. Aizawa, Superintendent
Department of Education

SUBJECT: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your January 18, 1995 letter on the subject project. We will delete the sentence regarding alleviating overcrowding of existing school. We will also delete the sentence regarding "improving learning conditions." Statements on the new Kapaa Intermediate School and the limited opportunities for specialized program alternatives which directly impact learning available in a school with small enrollment will be included in the draft EIS.

This response letter and your January 18, 1995 letter will be included in the EIS. If you have any questions on this matter, please have your staff contact Mr. Gary Chong of the Public Works Division at 586-0487.

Eugene S. Imai
EUGENE S. IMAI
State Comptroller

MEMO TO: Honorable Eugene S. Imai, State Comptroller
Department of Accounting and General Services

FROM: Herman M. Aizawa, Superintendent
Department of Education

SUBJECT: Preparation Notice of the Environmental Impact Statement and Site Selection Study for the
New Hanalei Middle School

The Department of Education (DOE) has reviewed the subject study and have the following comments:

1. We disagree with Section C on pages 7 and 8. The first sentence that "the new school will help alleviate overcrowding at the existing school and thereby enhance the learning environment" should be deleted. With the planned construction of a new Kapaa Intermediate School, the overcrowding at the existing school will be addressed. The second sentence which states that "this would improve learning conditions" is questionable because of the size of the intermediate school being proposed in Hanalei is limited. There will be less opportunities for specialized classrooms with such a small enrollment and less program alternatives available for the students which will have a direct impact on the learning conditions.
2. In Section B on page 9 the first sentence should be deleted. There will not be any overcrowding when the new Kapaa Intermediate School is built.
3. We disagree with the statement in Section 8 Item B on page 9. The change in conditions should improve the learning conditions despite the travel distances.

DIVISION OF PUBLIC WORKS
EUGENE S. IMAI
COMPTROLLER

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Hon. Eugene S. Imai -2- January 18, 1995

4. It should be noted that per guidelines of the Educational Specifications and Standards for Facilities, a minimum enrollment of 400 is required before planning for a new school is considered. Due to the limited budget for both Capital Improvements Program (CIP) projects and the operating budget, the importance of the last paragraph in the Summary of Major Impacts is a major consideration for the DOE.

Should there be any questions, please call the Facilities Branch at 733-4862.

HMA:AH:by

cc: A. Suga, OBS
S. Akita, KDO

EDUARDO J. CATTIARO
Governor
MARKET L. SCHULTZ
Director
MICHELLE
Deputy Director



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

ENERGY DIVISION, 225 MERCANTILE ST., RM. 112, HONOLULU, HAWAII 96813 PHONE: (808) 527-3600 FAX: (808) 527-3629

RECEIVED

JAN 4 11 03 AM '95

DIV. OF PUBLIC WORKS
DACS

December 29, 1994

Mr. Ralph Morita
Project Engineer
Department of Accounting and
General Services
Public Works Division
Education Section
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Morita:

Subject: New Hanalei Middle School
EIS Consultation Phase
(Preparation Notice)

This is to inform you that we have no comments on the subject Site
Selection Report and EIS Preparation Notice.

Thank you for the opportunity to comment on the subject project.

Sincerely,

Maurice H. Kaya
Maurice H. Kaya
Energy Program Administrator

MHK/hkels119

cc: OEQC-Mr. Bruce Anderson

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

Mr. Kaya	Approved
Mr. Morita	Sup
Mr. Smith	Info
Mr. Jones	File
Mr. Brown	See me
Mr. White	Comments
Mr. Black	Letter to
Mr. Green	Letter to
Mr. Grey	Letter to

53



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 111, HONOLULU, HAWAII 96810

LETTER NO. (P) 1150.5

RECEIVED
JAN 4 1995

JAN 2 1995

Yamasato, Fujiwara, Aoki
& Associates, Inc.

Mr. Maurice H. Kaya
Energy Program Administrator
Energy Division
Department of Business, Economic
Development and Tourism
State of Hawaii
Honolulu, Hawaii

Dear Mr. Kaya:

Subject: New Hanalei Middle School
Site Selection/EIS
DACS Job No. 14-16-6026

Thank you for your December 29, 1994 letter which indicates
you have no comments to offer on the subject project.

This response letter and your December 29, 1995 letter will
be included in the draft EIS. If you have any questions on this
matter, please have your staff contact Mr. Gary Chong of the
Planning Branch at 586-0487.

Very truly yours,

Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

GC:jk
cc: Yamasato, Fujiwara, Aoki and Associates, Inc.

BENJAMIN A. CAYTELAND
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 118, HONOLULU, HAWAII 96810

EDWARD E. MAI
COMPTROLLER
MARY PATRICIA WATKINSON
DEPUTY COMPTROLLER

LETTER NO. (P)1149.5

MAR 2 1995

Mr. Muriel Nielsen
Manager and Chief Engineer
Department of Water
County of Kauai
P.O. Box 1706
Lihue, Kauai, Hawaii 96766-5706

Dear Mr. Nielsen:

Subject: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

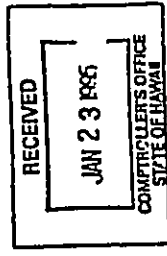
Thank you for your January 13, 1995 letter on the subject project. The following is provided in response to your comments:

- Site 1 - If Site 1 is selected, DAGS will work with Princeville Corporation on the adequacy of their water system to accommodate a school, infrastructure and utility changes.
- Site 2 - If Site 2 is selected, DAGS will comply with Items A, B and C for water storage requirements stated in your January 13, 1995 letter.
- Site 3 - If Site 3 is selected, DAGS will comply with Items A, B and C for water storage requirements stated in your January 13, 1995 letter.

This response letter and your January 13, 1995 letter will be included in the draft EIS. If you have any questions on this matter, please have your staff contact Mr. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,
Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

GC:jk
cc: Yamaeato, Fujiwara, Aoki and Associates, Inc.



RECEIVED
DEPARTMENT OF WATER
COUNTY OF KAUAI
P.O. BOX 1706
LIHUE, HAWAII 96766-5706
JAN 24 2 41 PM '95
DIV. OF PUBLIC WORKS
DAGS

JANUARY 13, 1995

Mr. Robert P. Takushi
State Comptroller
Department of Accounting
and General Services
P.O. Box 118
Honolulu, HI 96810

SURVEY DIVISION
D.A.C.S.
JAN 24 6 33 AM '95

Re: Availability of Water Service for the Proposed "New Hanalei Middle School" at Three Proposed Sites: Site 1 - Hanalei, TMK: 5-3-04-2; Site 2 - Kilauea, TMK: 5-2-05-24; and Site 3 - Kilauea, TMK: 5-2-03-1, Island of Kauai

Any actual development of these areas will be dependent on the adequacy of the source, storage and transmission facilities existing at that time. The Department of Water's comments for the proposed sites are shown below:

Site 1: The Department of Water does not have a domestic water system serving this area. Princeville's private water system serves this area.

Site 2: At the present time, the source and transmission facilities are adequate. The storage facilities are not adequate. Prior to granting building permit for this project:

- A. Additional storage facilities in East Kilauea and connecting pipeline (to provide adequate domestic and fire flow demands), must be developed.
- B. The applicant will be required to prepare and receive Department of Water's approval of construction drawings for necessary water system facilities and either construct said facilities or post a performance bond for construction.
- C. Pay the applicable charges in effect at the time of receipt. At the present time, these charges include the Facilities Reserve Charge and the "Proportionate Refund Contribution" to the developers of Crater Hill Subdivision. The exact amount of these charges will be dependent on the approved construction drawings.

Site 3: At the present time, the source and transmission facilities are adequate. The existing storage facilities are not adequate. Prior to granting building permit approval for this project:

- A. Additional storage facilities in East Kilauea and connecting pipeline (to provide adequate domestic and fire flow demands), must be developed.
- B. The applicant will be required to prepare and receive Department of Water's approval of construction drawings for necessary water system facilities and either construct said facilities or post a performance bond for construction.
- C. The applicant will be required to pay the applicable charges in effect at the time of receipt. At the present time, these charges include the Facilities Reserve Charge and the "Proportionate Share Contribution" to the developer of Crater Hill Subdivision. The exact amount of this charge will be dependent on the approved construction drawings.

If you have any questions, please call Edward Doi at 245-5417.

Edward Doi
Edward Doi
Manager and Chief Engineer

ED:at



UTTERA NO. (P) 1088.5

١٩٦٠ ٠ ١ ١٩٦٦

Dear Mr. Shiraishi:

Thank you for your January 5, 1995 letter which indicates you have no comments to offer on the subject project.

This response letter and your January 5, 1995 letter will be included in the EIS. If you have any questions on this matter, please have your staff contact Mr. Gary Chong of the Planning Branch at 586-0487.

GC:jk
cc: Yamamoto, Fujiwara, Aoki and Associates, Inc.

—
DIVISION OF REVENUE
DEPARTMENT OF THE TREASURY
WASHINGTON, D. C.

DEPT OF ACCOUNTING & GENERAL SERVICES
STATE OF HAWAII
P O BOX 119
HONOLULU, HI 96810

Subject: New Hanalei Middle School

This is in reply to your letter dated December 5, 1994, which was sent to F.B.D. Enterprises, USA, Inc., owner of the property in Kilauea, Kauai, area 25 acres, identified as THK 5-2-05-24. I have been directed to respond that the owner has no comments to offer relative to the proposed school sites for the new school.

CLINTON I. SHIRAISHI

ac cc: Mr H Matsuda
F.B.D.Enterprises, USA, Inc.

[illegible]

P. O. Box 50004
Honolulu, HI
96850-0001

**Natural
Resources
Conservation
Service**

STATION 10
MAY 10 1964
P. 10 10 10

5-6801(P) 1089.5

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 1118, HONOLULU, HAWAII 96814

9661 01 FEB 1993

Mr. Kenneth M. Kaneshiro
State Conservationist
National Resources Conservation Service
U. S. Department of Agriculture
P. O. Box 50004
Honolulu, Hawaii 96850


Dear Mr. Kaneshiro:

**Subject: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026**

Thank you for your January 6, 1995 letter on the subject project. The following is provided in response to your comments:

1. DAGS notes your concerns about the loss of prime agricultural lands. Every effort will be made to minimize the impact of the development on prime agricultural lands. The sites are not in any known wetland areas. It is DAGS' and DOS's policy to avoid the use of wetlands and if wetlands are discovered on any site, it may disqualify that site from selection.
2. Runoff calculations will be done after selection of the site for post development conditions. The EIS will address mitigation measures for potential stream and water quality impacts.

This response letter and your January 6, 1995 letter will be included in the EIS. If you have any questions on this matter, please have your staff contact Mr. Gary Chong of the Planning Branch at 506-0487.

Very truly yours,

 GORDON MATSUOKA
 State Public Works Engineer

GC:jk
cc: Yamamoto, Fujiwara, Aoki and Associates, Inc.

January 6, 1995

Robert P. Takushi, State Comptroller
Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810

Dear Mr. Takushi:


Subject: New Hanalei Middle School, EIS Consultation Phase

We have reviewed the preparation notice of the EIS and site selection study for the New Orleans Jean Land Middle School dated September 20, 1994 for the proposed three (3) sites. We are vitally concerned about the loss of prime agricultural lands and the potential altering of wetlands present on these proposed sites. We would like to see the EIS address the loss of these resources. An alternative would be to have the proposed project sites located in areas not recognized as prime agricultural lands or wetlands if possible.

Runoff calculations should be done for existing and post-development conditions. Post-development runoff calculations should address potential stream or water quality impacts such as added runoff. Best management practices should be incorporated into the permanent landscaping plan of the proposed project to control the movement of sediment laden runoff during the construction phases. Erosion control, measures should be considered to retain all the project generated sediment and runoff on site.

Thank you for the opportunity to provide comment. Should you have any questions, please do not hesitate to contact Michael Tulang at 808-541-2606 or Laurie Ho at 808-245-6513.

Sincerely,


KENNETH M. KANESHIRO
State Conservationist

cc: Michael Tulang, Resource Conservationist, Honolulu State
Laurie Ho, District Conservationist, Lihue Field Office

Office of the
Commissioner of Public Safety
P.O. Box 100
Harrisburg, PA 17105

State P.M. Eng	Approved
P.M. Secy	Sgt
Call Secy. Bk	Info
Planning Bk	TK
Proj. Mgmt. Bk	Sgt m
Design B	Comments
Info B	Info
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AN EQUAL OPPORTUNITY EMPLOYER

HAN EQUAL OPPORTUNITY EMPLOYER

SEALUANA J. CAVETIANO
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 111, HONOLULU, HAWAII 96810

BUDGING & INQUIRY
COMPTROLLER
MARY PATRICIA WATERHOUSE
CLERK COMPTROLLER

LETTER NO (P) 1090.5

FEB 10 1995

Mr. Don Hibbard
Administrator
State Historic Preservation Division
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Hibbard:

Subject: New Hanalei Middle School
Site Selection/EIS
DAGS Job No. 14-16-6026

Thank you for your December 22, 1994 letter on the subject project. The following is provided in response to your comments:

The EIS will include the following: "Under certain conditions, such as sand which might cover a selected school site, a reconnaissance survey might not be sufficient to determine if a historical site has been found. If historical sites are present on the selected school site, an archaeological survey will be required."

The EIS will also include the appropriate actions to be taken if subsurface historical features are discovered during construction.

This response letter and our December 22, 1994 letter will be included in the EIS. If you have any questions or further comments on this matter, please have your staff contact Mr. Gary Chong of the Planning Branch at 586-0487.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

GC:jkc
cc: Yamasato, Fujiwara, Aoki and Associates, Inc.

SEALUANA J. CAVETIANO
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
315 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

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DIV. OF PUBLIC WORKS
ADULT CARE SERVICES
P.O. Box 111
Honolulu, Hawaii 96810

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P.O. Box 111
Honolulu, Hawaii 96810

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
315 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

December 22, 1994

Mr. Robert P. Takushi, State Comptroller
State Of Hawaii
DAGS
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Takushi:

SUBJECT: Historic Preservation Review -- Preparation Notice Of the EIS
and Selection Study for the New Hanalei Middle School
Hanalei and Kilauea, Hanalei, Kauai

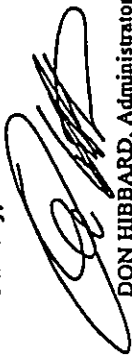
We have reviewed this preparation notice, under section 6, Summary Description of the Environment, and concur that our records indicate that no significant historic sites exist in the area. However, it is important to clarify that no archaeological surveys have been conducted so it is uncertain if significant historic sites exist in the area.

D.A.G.S. might have a reconnaissance survey done as proposed to initially evaluate the alternative parcels; however it is important to realize that we will require a determination be made as to whether significant historic sites are present. A reconnaissance may not be sufficient to determine if sites have been found (for example in cases in sand contexts where sites may be buried and excavation will be needed to evaluate this point). If any sites are present in the parcel to be used, then we will require that an archaeological inventory survey be done to document the sites and to determine if they are significant. If significant historic sites are found, then a mitigation plan must be approved by our Division and must be verified by our division to have been successfully executed, prior to the commencement of construction.

R. Takushi
Page 2

If you have any questions please call Nancy McMalton at 587-0006.

Sincerely,



DON HIBBARD, Administrator
State Historic Preservation Division

NM:amk

for wk

Our Kids Need a School
P.O. Box 1728
Hanalei, HI 96714

RECEIVED
JAN 11 10 22 AM '95
JAN 11 10 22 AM '95

January 4, 1995

Mr. Robert P. Takushi
State Comptroller
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Takushi,

I have received from Princeville Corporation a copy of the Site Selection Report and EIS Preparation Notice for the New Hanalei Middle School. Evidently, DAGS is not aware of the existence of our community group which has been working for several years to move the middle school project forward. Please note that we would like to be included in all communications about the middle school. Our address is above, and I can be reached by phone at 826-6063.

We are very pleased that the Site Selection Study has been completed, but since we did not receive a copy until December 21, we have not had time to meet as a board to consider and respond to the report. We plan to meet within the next few weeks to discuss it, and we will contact your office or Mr. Ralph Morita after that meeting.

Sincerely yours,

Mary Earle Chase

Mary Earle Chase
Acting Chair
Our Kids Need a School Board of Directors

cc Mr. Ralph Morita

RECEIVED
JAN 11 10 22 AM '95
JAN 11 10 22 AM '95

(P) 1035.5

JAN 25 1995

Ms. Mary Earle Chase
Acting Chairperson
Board of Directors
Our Kids Need a School
P. O. Box 1728
Hanalei, Kauai, Hawaii 96714

Dear Ms. Chase:

Subject: Hanalei Middle School
Site Selection/EIS

Thank you for your January 4, 1995 letter on the subject project. We have placed your organization on the mailing list for this project. Please note that your written comments and/or recommendations will be taken under consideration by the Department of Education in the final selection process.

If there are any questions, please contact Mr. Ralph Morita of the Planning Branch at 586-0486.

Very truly yours,

Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

RM:jk
cc: Mr. Alfred Suga, DOE w/copy of letter
Mr. Paul Kiyabu, DOE Facilities Branch w/copy of letter
✓Yamasato, Fujiwara, Aoki and Associates w/copy of letter

XIII. ARCHAEOLOGICAL RECONNAISSANCE

- A. Site 1 - Archaeological Reconnaissance Report dated 7/11/95
- B. Memo on Site No. 2: Archaeological Reconnaissance Report (Not Included)
- C. Site 3 - Archaeological Reconnaissance Report dated 7/11/95
- D. Photos

1100 Ward Avenue
Suite 700
Honolulu, Hawaii 96814-1617



ARCHITECTURE PLANNING INTERIORS

Maurice H. Yamasato

Gary S. Fujiwara

Shirley S. Aoki

Lloyd M. Higa

61

Telephone (808) 531-8825
Facsimile (808) 521-9902

ARCHAEOLOGICAL RECONNAISSANCE REPORT

Date: July 11, 1995
Project: New Hanalei Middle School - EIS
Time: 10:30 AM
Weather: Mostly sunny, 80°
Location: Site 1 - Princeville Development Corporation
Present: Nancy McMahon, State Historical Preservation Dept.
Lance Kaneshiro, YFA

We drove through the property to the general area where the proposed Hanalei Middle School will be developed. Along the existing dirt road, we passed a plateau area where no development will take place as it is the clearing area for the Princeville Airport. Observing this area shows no prominent historical entities. Next to this plateau is a gully area where keeping it natural will permit the area (the development area) above to retain its natural draining flow. Beyond this gully is the area of proposed development. The area is approximately on the central area of the parcel. Viewing the site generally in the eastern direction (see map).

Presently, the general area of development is being used as cattle grazing. The land accommodates a ranch house which is approximately the central point in the proposed development. The ranch offers horseback riding which tours through the parcel. Through visual observation of the area of proposed development, there seems to be no evidence of significant historical entities. According to Nancy McMahon, the surveyed parcel doesn't retain objects of historical preservation. The vegetation in the area are not considered to be endangered or indigenous to the area.

However, through this surface observation, it is not guaranteed that no artifact will not be encountered when work begins. It is known that this region has several sites of historical significance adjacent to the planned parcel.

** Unless written revisions are received within seven days, we shall assume the statement contained herein are accepted.*

JOHN WAHIEE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
88 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96818

December 1, 1993

Hallett Hammatt, Ph.D.
733 N. Kalaheo Ave.
Kailua, Hawaii 96734

Dear Dr. Hammatt:


SUBJECT: Historic Preservation Review -- Archaeological Inventory Survey
(Hammatt and Robins, 1993) For Proposed Kilauea Golf Course
TMK: S-2-005: 23, 24, 42, 43, 44, 45, and 46
Namahana, Hanalei, Kauai

Thank you for the opportunity to review and comment on the report entitled An Archaeological Inventory Survey of the Proposed Kilauea Golf Course in the Ahupua'a of Namahana, Hanalei District, Kauai, TMK: S-2-05: 23, 24, 42, 43, 44, 45, and 46 (Hammatt and Robins, Cultural Surveys Hawaii, 1993).

We agree that the survey is likely to have found all historic sites, totaling one site -- three earthen sugarcane plantation irrigation ditches. We agree that sufficient information was gathered to evaluate the significance of the site. And, we agree with the significance evaluation, that the site was significant solely for its information content and that documentation from this survey gathered a sufficient amount of this information making the site "no longer significant". Thus, no significant historic sites are in the project area. Accordingly, the project will have "no effect" on such sites.

If you have any questions, please call Ms. Nancy McMahon at 567-0006.

Sincerely,


DON HIBBARD, Administrator
State Historic Preservation Division

NM:amk

cc: Dec Crowell, County of Kauai

KEITH ALIVE, CHAIR
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY

JOHN P. KEMMELER
DONNA L. KAHAKAAQUACULTURE DEVELOPMENT
PROGRAMAQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENTCONSERVATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
STATISTICS
WATER AND LAND DEVELOPMENT

LOG NO: 10137

DOC NO: 9311NM24

AN ARCHAEOLOGICAL INVENTORY SURVEY
OF THE PROPOSED KILAUEA GOLF COURSE
IN THE AHUPUA'A OF NAMAHANA,
HANALEI DISTRICT, ISLAND OF KAUAI
(TMK 5-2-05: 23, 24, 42, 43, 44, 45, and 46)

Draft

by

Hallett H. Hammatt, Ph.D.

and

Jennifer J. Robins, B.A.

Prepared for

Shiraishi, Yamada & Murashige

CULTURAL SURVEYS HAWAII
October 1993

Abstract

An archaeological inventory survey was conducted on 204 acres of land in the *ahupua'a* of Namahana, Hanalei District, Kauai Island (TMK 5-2-05: 23, 24, 42, 43, 44, 45, and 46). Topography of the entire project area is generally flat with the exception of a shallow gully crossing through the center of the project area. The project area lies between the community of Kilauea to the east and Kalihiwai *ahupua'a* to the west. The entire project area was part of the Kilauea Sugar Plantation until the early 1970s. Since then the property has supported cattle.

One historic-era site (50-30-04-572) was identified within the project area. It consists of three irrigation ditches associated with the Kilauea Sugar Plantation.

Significance of Site 50-30-04-572 is evaluated as "likely to yield information important to prehistory and history" (Criterion D). However, the site is considered to be no longer significant following the collection of the site data presented in this report. Thus, no further work is recommended prior to proposed construction.

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I. INTRODUCTION

A. Location and Natural Setting of Project Area

At the request of Shiraishi, Yamada & Murashige, on behalf of their client F.B.D Enterprises, USA, Inc., an archaeological inventory survey was conducted at the approximately 204-acre property in Namahana *ahupua'a*, Hanalei District of Kaua'i Island (TMK 5-2-05; parcels 23, 24, 42, 44, 45, and 46) (Figure 1 and 2). The property is being proposed for development of an 18-hole golf course, clubhouse and related accessory structures.

The property is situated northwest of the town of Kilauea and Kilauea Lighthouse Road (its entire east boundary lies on the boundary between Namahana and Kilauea *ahupua'a*) and fronts Kuhio Highway on its southwest side. The lot's northern boundary lies is at least 1000 feet south or *mauka* of Kauapea Beach at the coast (Figure 3).

The project area terrain is generally level with the exception of a shallow swale or gully which bisects the center of the project area. The gully is oriented in a north-south or *mauka-makai* direction and it expands in width as it gets closer and ultimately intersects the coast. A small tributary extends to the east of the main gully. Three earthen irrigation ditches (State site 50-30-04-572) constructed by Kilauea Sugar Plantation for cane irrigation were identified within the main gully and along the northeast portion of the project area (Figure 4). A natural spring was observed during the survey at the center of the gully near the northern boundary of the project area.

Vegetation in the project area is sparse and consists primarily of low pasture grass. A few clusters of trees (e.g. Christmas-berry, Java Plum and Pine) and bushes are present especially along the gullies. Many of the larger trees on the property were battered by the 1992 Hurricane Iniki. A pit was excavated at the center of the project area for the disposal

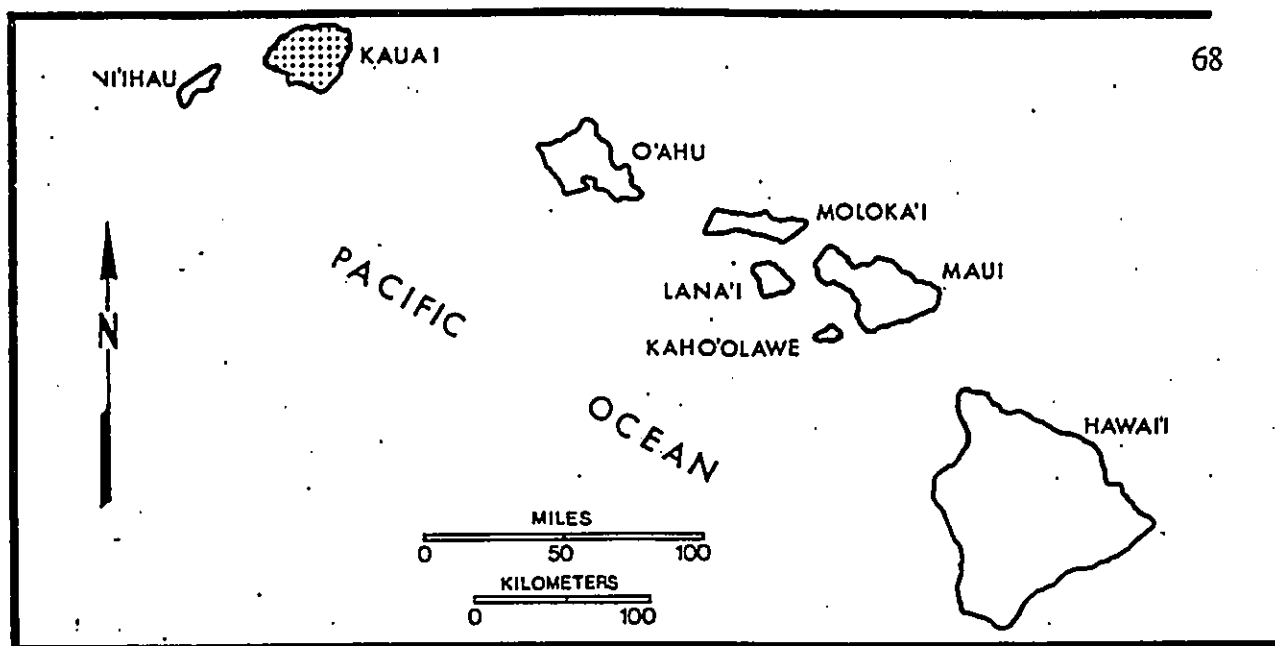


FIGURE 1
State of Hawai'i

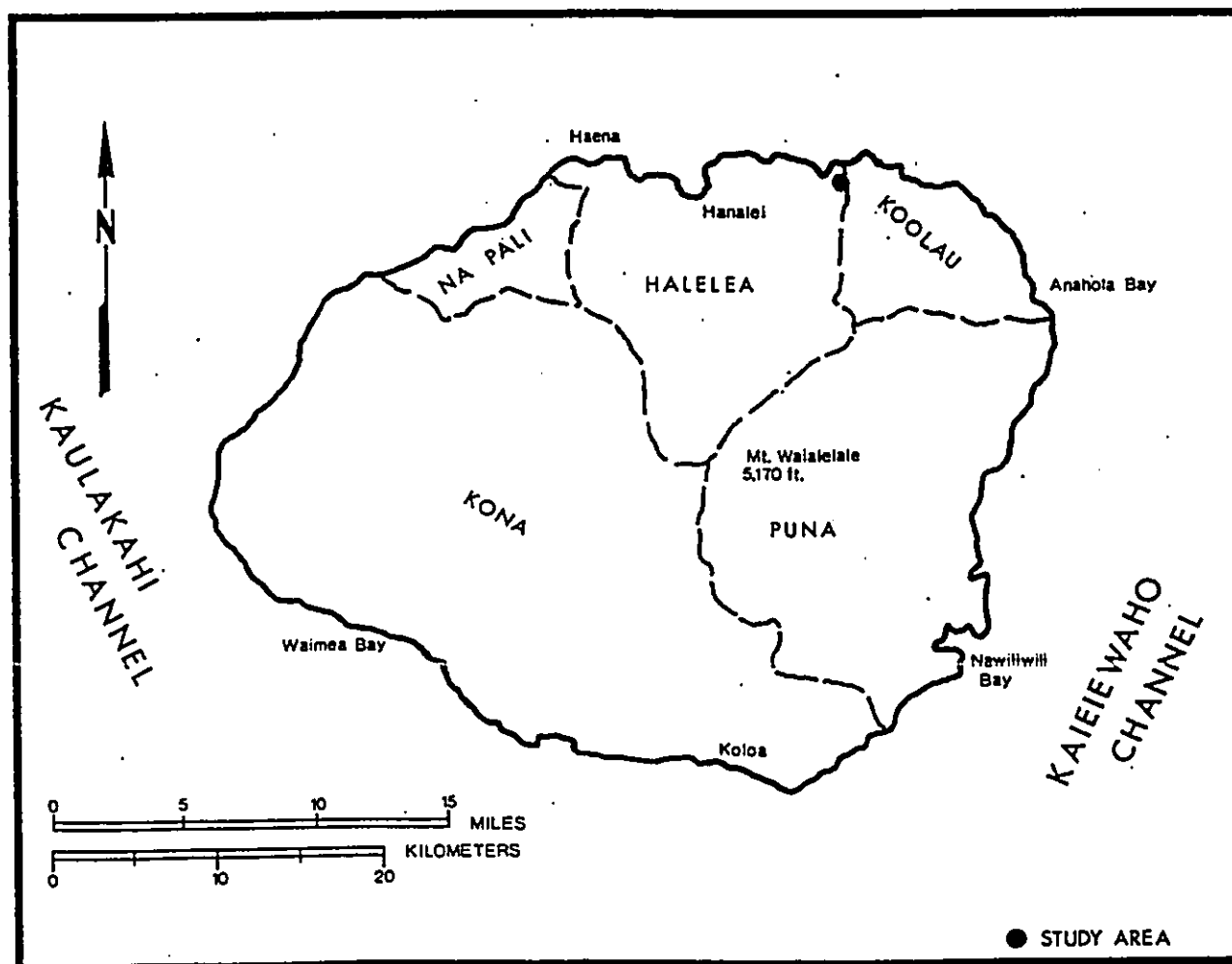


FIGURE 2
General Location Map, Kauai Island

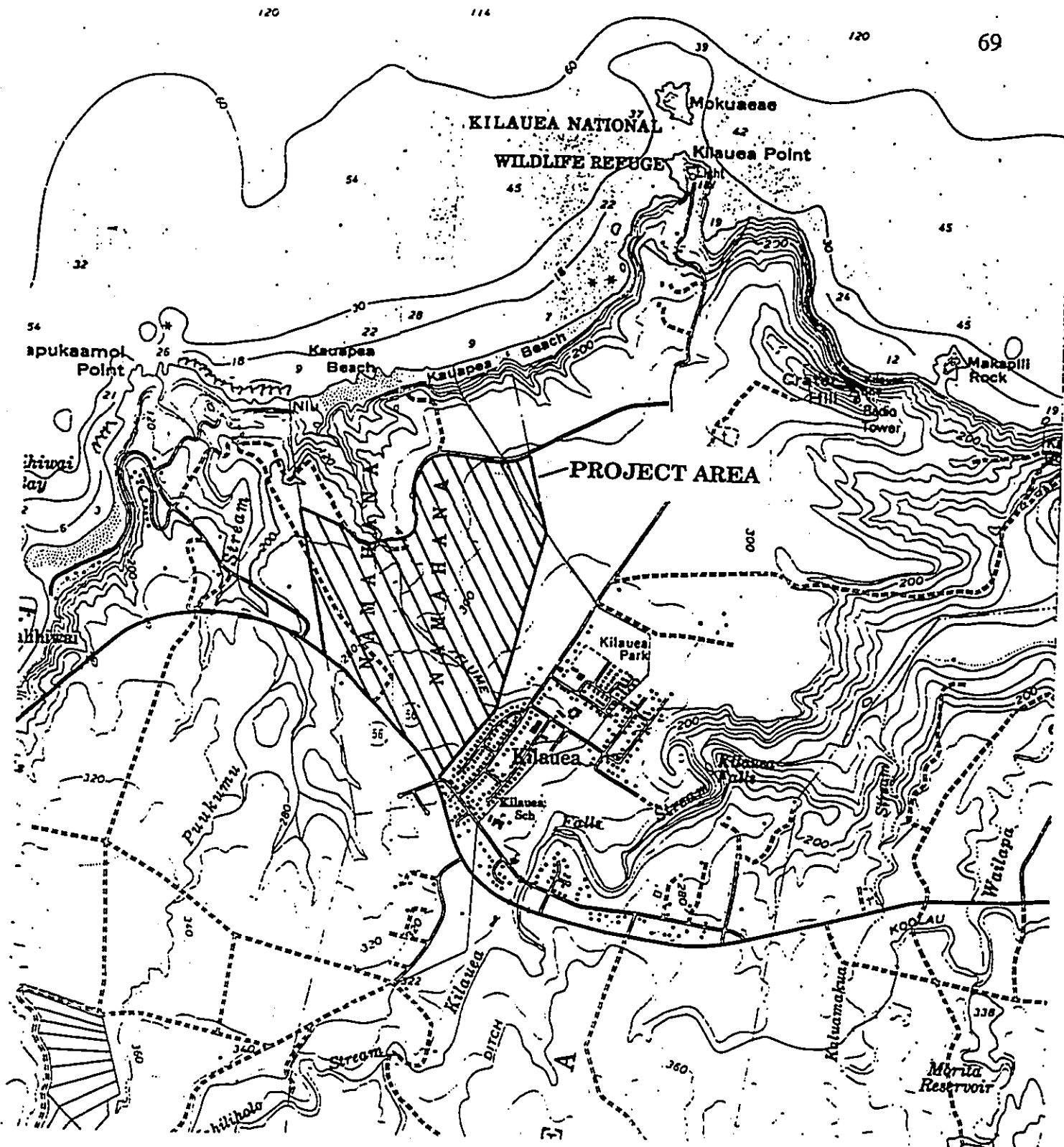


Figure 3 Portion of USGS 7.5 Minute Series Topographical Map Anahola and Hanalei Quadrangles, Showing Project Area

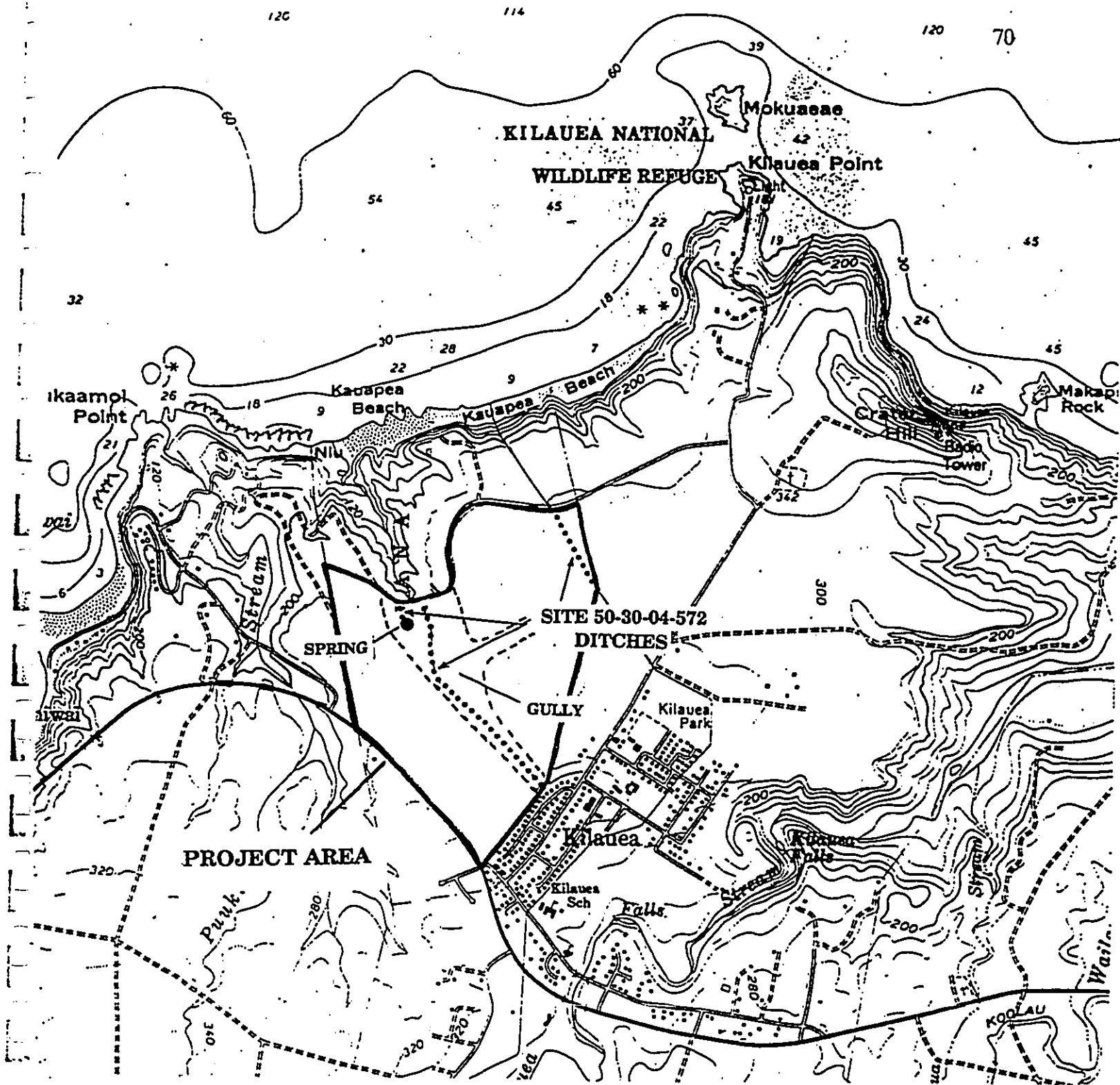


Figure 4 Portion of USGS 7.5 Minute Series Topographical Map Anahola and Hanalei
Quadrangles, Showing Project Area and Location of Site 50-50-04-572
Irrigation Ditches

of corrugated roofing and wood material that was presumably dismantled by the hurricane⁷¹

According to Foote *et. al.* (1972) the dominant soil type in the project area outside of the main gully is the Lihue Series of silty clay. The Lihue Series soils are well-drained and were developed from weathered igneous rock material. Other soil series present in the vicinity of the gully include the following types: Makapili Silty Clay; Hanalei Silty Clay; Lolekaa Silty Clay; and Lihue Silty Clay (*ibid.*). Filled land is noted by Foote *et. al.* in a small area at the center of the project area.

B. Scope of Work

Research conducted by Cultural Surveys within the project area focused on the following concerns:

1. A complete ground survey of the entire project area for the purpose of site inventory. All sites would be located, described, and mapped with evaluation of function, interrelationships, and significance. Documentation will include photographs and scale drawings of selected sites and complexes. All sites will be assigned State Site numbers.
2. Research on historic and archaeological background focusing on the specific area with general background on the ahupua'a and district.
3. Preparation of a survey report which will include the following:
 - a. A topographic map of the survey area showing all archaeological sites and site areas;
 - b. description of all archaeological sites with selected photographs, scale drawings, and discussions of function;
 - c. historical and archaeological background sections summarizing prehistoric and historic land use.
 - d. a summary of site categories, their significance in an archaeological and historic context;
 - e. recommendations based on all information generated which will specify what steps should be taken to mitigate impact of development on archaeological resources - such as data recovery (excavation) and

preservation of specific areas.

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This scope of work also included full coordination with the State Historic Preservation Division (SHPD), Ms. Nancy McMahon and Kaua'i County officials relating to archaeological matters.

C. Field Methods

Access to the property was gained from Kauapea Road through a gate at the north side of the property. The property was surveyed with north to south sweeps by two archaeologists spaced 100 to 150 feet apart. Visibility was excellent in all portions of the property because of recent cattle grazing and scarcity of vegetation. As a result of the cattle grazing, as well as grass cover on abandoned sugar fields, the bare soil could be observed in nearly all portions of the project area. Two and a half person days were expended during the inventory survey.

As part of the survey, photographs were taken of the property and all observations were recorded in the field notes.

II. HISTORIC BACKGROUND AND LANDUSE

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The project area is located in Namahana *ahupua'a*, along the windward coast of Kaua'i in the modern district of Hanalei. The district of Hanalei was originally named Halele'a, meaning "joyful house" (Pukui *et. al.* 1974). Handy and Handy (1972:417-418) suggest that Halele'a was named for the "greatest hula shrine in the islands" located at Haena. Namahana *ahupua'a* is nestled between Kilauea *ahupua'a* to the east and south, and Kalihiwai *ahupua'a* to the west. A historical sketch of all three of these *ahupua'a* is given below since little historic background is available for Namahana *ahupua'a* itself.

Namahana

The project area encompasses the majority of Namahana *ahupua'a*. Namahana is a small atypical *ahupua'a* in that it is not laid out to stretch from the reef to the mountains. It includes only the shoreline of Kauapea Beach and a small intermittent stream valley (gully extending through the project area) entering the ocean from the southeast. The *ahupua'a* extends only 6,000 feet inland and is not more than 3500 feet wide.

Tracing the traditional pattern of land use one would expect a fishpond or extensive *lo'i* along the shoreline but it appears that neither were present. The bulk of the *ahupua'a* including the area of the present project would have been *kula* lands. As is suggested by Handy and Handy of similar *kula* land in the adjacent Kilauea *ahupua'a* (1972:421), the *kula* land of Namahana may have been productive land for cultivating sweet potatoes. However, the relatively dry landscape was undoubtedly non-productive for growing taro *lo'i*.

Because Namahana *ahupua'a* does not extend upland and it appears to be situated within what may have been the original northwest corner of Kilauea *ahupua'a*, Namahana may have been an *'ili* that was subsequently subdivided from Kilauea *ahupua'a*. Namahana

is briefly mentioned in Commission of Boundaries (1873) documents of Kālihiwai *ahupua'a*⁷⁴ as being a mountain peak along the east boundary of Kālihiwai. However, no mention of the adjacent *ahupua'a* of Namahana, as well as Kilauea *ahupua'a*, are given in these documents.

During the mid-1800's *mahele*, the entire *ahupua'a* of Namahana was awarded to Miriam Kekauonohi (LCA 11216) who also received extensive lands elsewhere on Kaua'i and on Maui, Hawai'i and Moloka'i. M. Kekauonohi was the daughter of Kahoano Ku Kinau'u who was the son of Kamehameha I. Her mother was a close relative of Kekaulike, Chief of Maui. Most importantly, she was the wife of Kamehameha II (Liholiho). After her husband's death she moved to Kaua'i, married Keliiahonui (son of the deceased Kaumualii) and became governor of Kaua'i in 1842. Only Victoria Kamamalu received more lands than she in the *mahele* (Kelly 1981:21).

Unfortunately, little is known of this small *ahupua'a*. There are no *kuleana* awards listed within this land. It was incorporated into the Kilauea Plantation Co. in the late 19th century.

Kilauea

In the records of Land Commission Awards there are no entries associated with the *ahupua'a* of Kilauea. One award listed for the *ahupua'a* of Kahili - to the east - is shown on LCA maps to straddle the boundary separating Kahili and Kilauea. The claim, LCA 10333 dated 16 January 1848, measures 9 fathoms by 9 fathoms (2916 square feet or 271 square meters) and is located south of Kilauea Stream.

The claimant is identified as Naiamaneo (or Naaimaneo) of Kahili, Kaua'i. Sworn testimony of Leimanu indicated "a field of Kalo embracing a number of small lo's and kula adj. in Ili 'Kupe." These lands were given by the konohiki to "Clts. Husband, Oopu, in the days of Kaumulaii" - Oopu died in 1847, and the lands fell to the widow. "(Clts.) says she has held them in peace till this time." A single reference to habitation in the testimony given by Naiamaneo states that "the house is in another place."

While no awards are listed in the *ahupua'a* of Kilauea, eleven awards in addition to LCA 10,333 above are clustered in Kahili *ahupua'a* 700 meters (23000 ft.) southwest of the site of Kipapa Heiau along Kilauea Stream *(Fig. 6). Contours in that area indicated on USGS Anahola quadrangle (7.5) indicate a low, wide terrace next to the stream evidently well watered and well suited for maintenance of taro *lo'i*. A similar terrace is situated on the opposite bank and downstream to the north in Kilauea *ahupua'a*. Cultivation of taro at an earlier time may well have occurred in this area as well.

Adjoining this (Napali coastal area) to the southward were localities where irrigated taro was cultivated extensively in terraces, termed *lo'i*: at Ha'ena, Hanalei, and Kilauea, the latter having a noteworthy development of aqueducts for irrigation (Handy and Handy 1972:269).

The terraces on opposite sides of Kilauea Stream mentioned above are referenced later in Handy and Handy, and contrary to the assertion that Kilauea was a place of substantial taro farming, they write:

A mile upstream [of the opposing terraces] is a small terraced area, but beyond this there were no terraces, for the main stream flows in a narrow gulch, and so do other side streams which flow into the Kilauea River. Hawaiians evidently never developed *lo'i* here because the neighboring *kula* land is too high above the streams for irrigation. This *kula* land would have been excellent sweet-potato land. On the whole, Kilauea, despite a sizeable river flowing through it, was a relatively small producer of taro because of the nature of its hinterland (*Ibid.*:421).

The settlement pattern or Hawaiian use of the lower part of Kilauea that seems most likely would include temporary camp and processing sites related to the hunting of seabirds for their flesh and feathers. This activity would probably have occurred very near the coastal cliffs on which the birds have long nested and are today protected. Both Kikuchi (1987) and Fredericksen and Fredericksen (1989) surveyed areas of the Kilauea coast for remains of that activity.

Other activity may have included some sweet-potato growing and harvesting on the high level ground *mauka* or south of Crater Hill back toward the town of Kilauea. Any evidence of what must have been dispersed and discontinuous farming in this area would have been lost to the development of sugar in the late nineteenth century. The most probable area of concentrated population and industry would have been along Kilauea Stream near its issue into Kilauea Bay where the stream could more readily be accessed for irrigation. The absence of Land Commission Awards in that area of Kilauea *ahupua'a* suggests those terraces were less suitable in later years or that no one of an associated lineage was living along or working that part of the river at the time of the *mahele*.

Kalihiwai

Kalihiwai is a more typical *ahupua'a* in that it extends from the seat of the mountains and includes a complete valley drainage and is blessed with a partly protected bay with a coral reef. The importance of the valley drainage in the *ahupua'a* is depicted in its name,

Kalihiwai, meaning "[with a] stream" (Pukui *et. al.* 1974). Kalihiwai *ahupua'a* is small ⁷⁷ and the valley is shallow compared to the immense valleys of the rest of the Hanalei District. Nonetheless, Kalihiwai Valley, especially in the fairly broad lower flood plain, was traditionally *lo'i* land. These *lo'i* also extended into the narrow side valleys farther upstream (Handy and Handy 1972:421). E.S. Craighill Handy provides a more detailed description of Kalihiwai:

Kalihiwai has an extensive terrace area on the flatlands through which Kalihiwai River meanders to the bay. This whole area is now planted in rice. Where the valley becomes narrower, a mile inland there were small terraces. Two miles inland, and again 2.75 miles inland, in sharp bends of the river, there are small flatlands where wet taro was formerly grown. Just east of Kalihiwai Bay, Puukumu Stream flows in a shallow valley. A quarter of a mile below the road there is a small area of old terraces (Handy, 1940:71).

The *ahupua'a* was granted to William Lunalilo in the *mahele* (LCA 8559-B). There were 24 smaller *kuleana* awards in the *ahupua'a*, mostly concentrated in the lower portions of the valley. These awards are listed below. Their small size, location and shape indicate clearly that these are *lo'i* lands.

Kalihiwai Ahupua'a, Island of Kaua'i

Awardee	L.C.A.	Area
Alahipa	11065	2 Acs., 70 rods
Heke	129	2 Roods, 28 rods
Kaina	9071	1 Ac., 5 rods
Kaumana	9128	1 Ac., 3 rods
Kea	9260	3 Roods, 29 rods
Keau Heau	8127	3 Roods, 14 rods
Kekaululu, Beke	9285	1.5 Acs.
Kekoa	9148	2 Roods, 24 rods
Keoki	9281	2 Roods, 16 rods
Kikoi	9840	2 Acs., 1 Rood, 10 rods

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Kunihinihi	9262	1 Rood, 32 rods
Kupihea	9221	2 Acs., 35 rods
Lunalilo	8559-B	8600 Acs.
Mahina	10075	3 Roods, 39 rods
Mainui	10072	1.5 Acs., 31 rods
Makuakane	10090	1.25 Acs., 10 rods
Manaka	10079	27 rods
Manewa	10078	2 Roods, 23 rods
Mauele, J	10091	2 Acs., 3 rods
Naehu	10434	1 Ac., 21 rods
Nohomalie	10318	2 Roods, 12 rods
Pepeiaonui	10596	3 Roods, 27 rods
Pupu	10647	1 Ac., 2 Roods, 21 rods
Sila	11030	3 Roods, 20 rods
Wahahua	10958	3 Roods, 19 rods

1 Rood = 40 sq. rods
 1 sq. rod = 272.5 sq. ft or 30.25 sq. yards
 4 Roods = 1 acre
 43,560 sq. feet = 1 acre

The successful politician but not so successful sugar planter, Foreign Minister Robert C. Wyllie added Kalihiwai to his large Princeville Estate (Damon 1931:349). This was in 1862 when he converted his Hanalei lands from sugar to coffee. The uplands stayed in sugar and in the late 19th century the taro lands along the lower valley flood plain were converted to rice cultivation.

Kilauea Sugar Plantation Company

The project area is located within the recent field system of the Kilauea Sugar Plantation Company, known to be one of the smallest plantations in Hawai'i with its own sugar mill (Condé and Best 1972:150). Title to the Kilauea land changed from King Kamehameha IV to a Mr. Titcomb in 1863 who started the plantation. Title again changed in 1877 with its sale to Captain John Ross and E.P. Adams. The plantation then became a sugar estate.

An 1879 map: Cane Land Belonging to Kilauea Plantation (J.S Emerson, Surveyor) (Figure 5) may reveal one of the earliest cultivated areas of the Kilauea Plantation which were located within and just *makai* of the project area. The map also shows a portion of the irrigation ditch (Site 50-30-04-572) in the main gully leading towards the plantation mill. The mill and associated plantation structures (boarding house, office, store, and a cattle pen) are located immediately southeast of the project area, in what is currently a residential community in Kilauea west of Kilauea Lighthouse Road. Interestingly, the 1879 map identifies the main gully in the project area as "Chinese Gulch" and an arbitrary place in the gulch is labelled "China Town". One of the cane fields is also called "Wilfong cane field" suggesting that an individual of Chinese ethnicity had ownership or was in some way was tied to this particular cane field.

The plantation at its apex extended westward to include most the *ahupua'a* of Kalihiwai. In 1881 the first narrow gauge rail lines on Kaua'i were opened in the Kilauea plantation. The rail system by 1931 had expanded to eleven miles of track servicing two oil-fired locomotives and 260 cane cars. Part of this rail system passed by Kahili Quarry on the way to an off-loading station at Molokea Point where raw sugar was cabled down to transport ships (Site 30-40-1811). Kahili Quarry is located on Kilauea Bay at the mouth of Kilauea

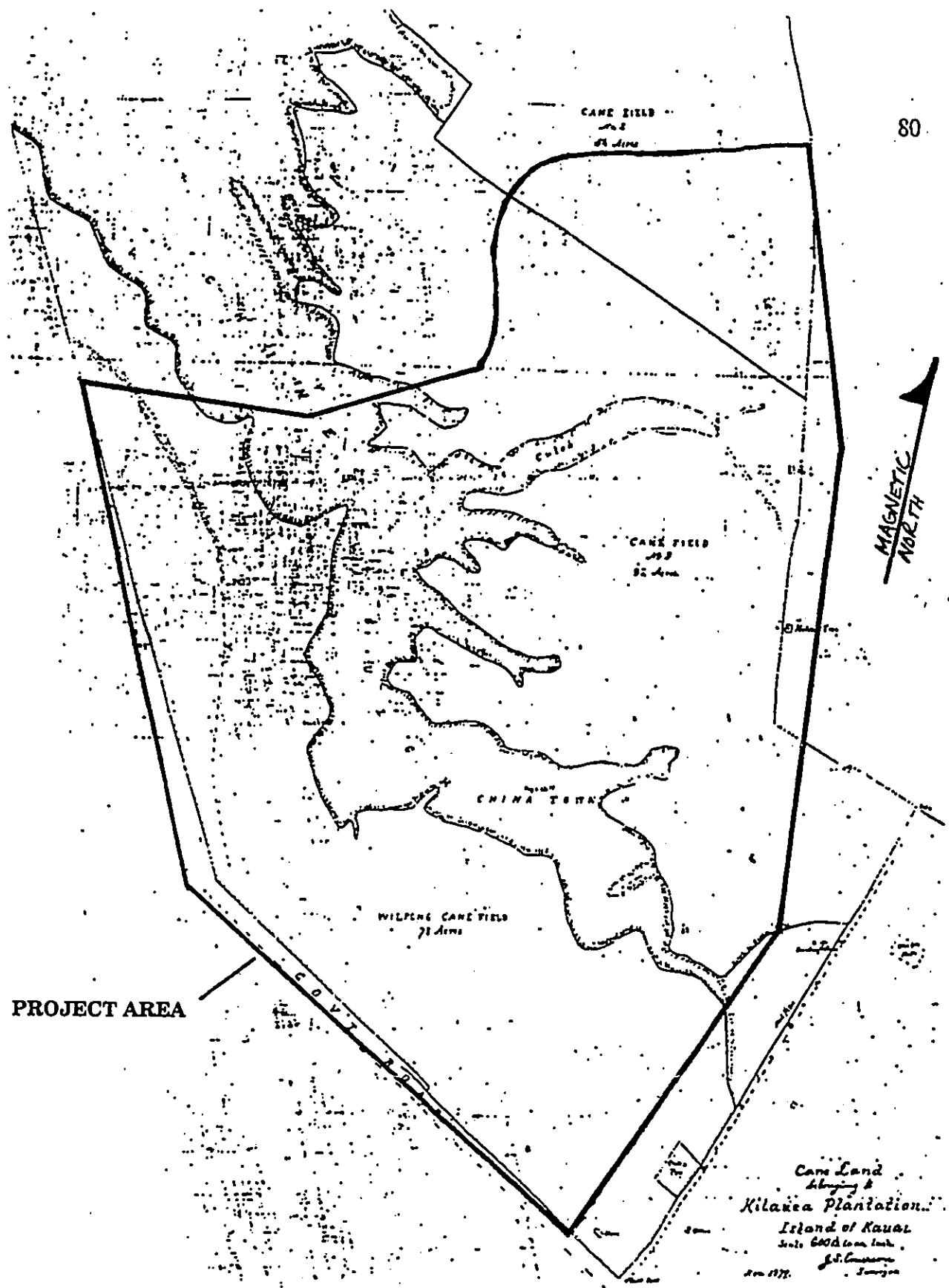


Figure 5 1879 Kilauea Sugar Plantation Company Map (J.S. Emerson, Surveyor)

Stream. Rock from the quarry was hauled by rail car and later by truck through the⁸¹ plantation fields where it was used to reinforce the field roads (Fredericksen and Fredericksen 1989:8).

In 1938, trucks were employed to transport harvested cane; by 1942 the rail system was abandoned entirely (Condé and Best). Sugar continued as a crop until 1971 when Kilauea Sugar was terminated (Tarayao 1989). Thorough discussions of the history of Kilauea, including the lighthouse, the radar station on Crater Hill and the operations of the Kilauea plantation are presented in Fredericksen and Fredericksen (1989) and Tarayao (1989). In none of these references is there mention of the location, number or ethnicity of work camps, and the town of Kilauea probably housed the greater number of laborers.

The land under present study appears to have been part of Field Number 10 according to the 1930 map of the Kilauea Plantation Company presented in Condé and Best (Figure 6). Local informants say that sugar was actively cultivated here up to the mid 1970s. Mr. William Freitas, a Kilauea resident and former Kilauea Plantation Company employee, informed Cultural Surveys Hawaii that the stream running through the gulch used to carry waste water from the mill. Now, Mr. Freitas reports, the stream carries runoff drainage from the town of Kilauea.

The property is currently used for cattle grazing.

Settlement Patterns Summary

The use of sloping terrain for scattered *kula* farming with the exception of small portions near Kilauea Stream has been noted for the *ahupua'a* of Kilauea. The *ahupua'a* of Namahana - lacking in irrigable land - probably fits into this same pattern. We would expect settlement to be concentrated along the coast with farming subsistence tied to coastal

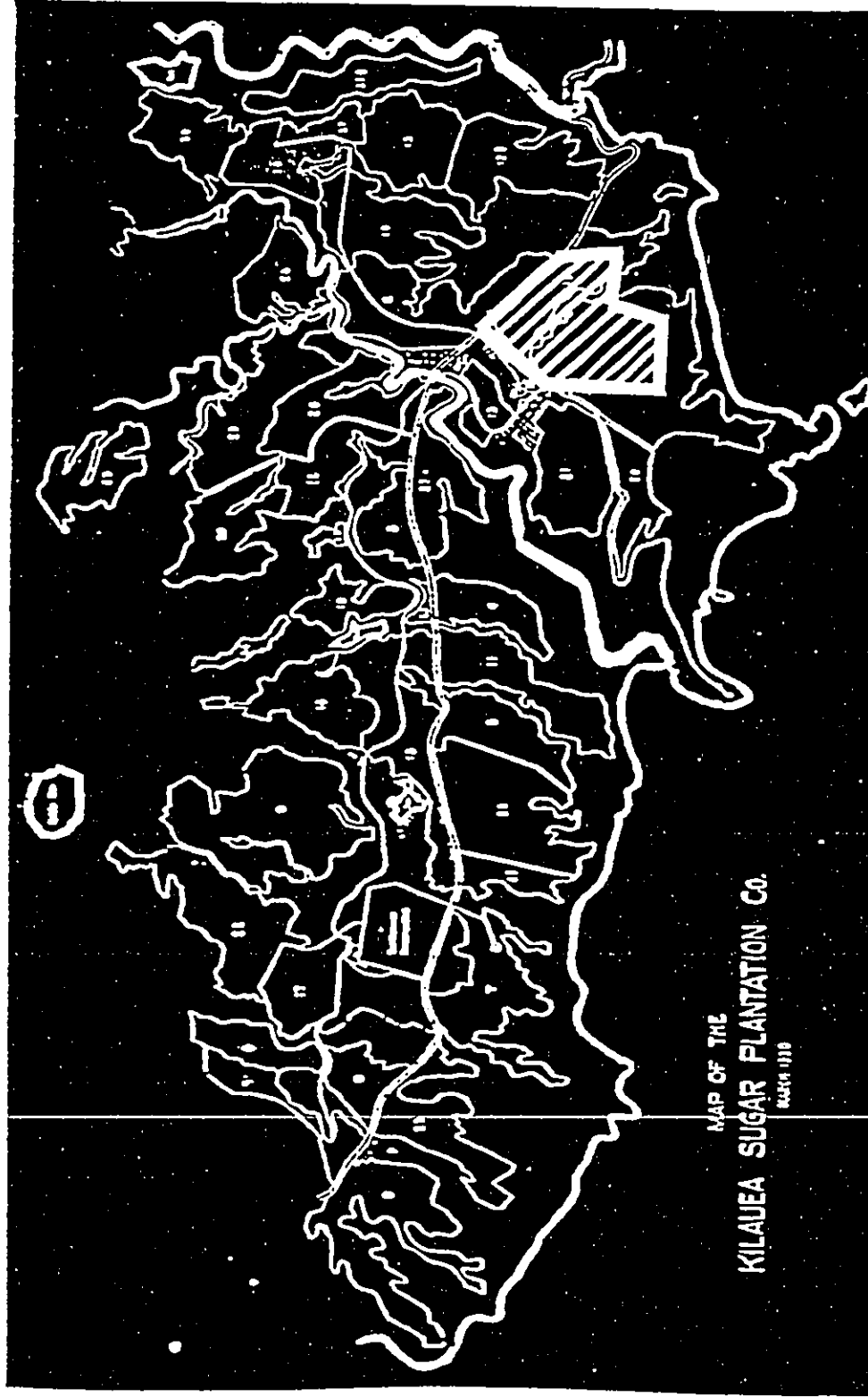


Figure 6 1930 Map of Kilauea Sugar Plantation Company, in Condé and Best (1973), Project Area Hatched

communities. Kalihiwai, with its fertile flood plain would display settlement along both sides⁸³ of the stream with habitation along the coast and within the *lo'i* areas of the valley. The lower slopes and the higher portions of the floodplain would be exploited for dryland agriculture. Kalihiwai and Puukumu Valleys are in a sense small versions of the settlement pattern documented for the majestic valleys of Halelea by Timothy Earle (1978). It is no coincidence that the *kuleana* awards are not present in Kilauea and Namahana but appear in sizeable numbers in Kalihiwai Valley. This is a measure of land value for traditional subsistence.

From the mid-19th century (1860s) onward, the evidence of scattered Hawaiian use of the slopes of the Kilauea, Namahana, and Kalihiwai would have been destroyed by continuous sugar cultivation.

IV. PREVIOUS ARCHAEOLOGICAL RESEARCH

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The first systematic survey of Kaua'i was undertaken during the 1920s by Wendell C. Bennett of the Bishop Museum (1931). Bennett described six *heiau* sites within the *ahupua'a* of Kahili, Kilauea, and Kalihiwai:

Site 132. Kipapa heiau, on the end of the first bluff east of Kilauea River in Kahili section. Described by Thrum as 'A large heiau of some 300 by over 100 feet in size, paved, walls five feet high, standing in cane field in partial ruins.' Since that time the stone have been removed.

Site 133. Pailio heiau, in the cane fields shoreward of Kilauea. The site does not have a view of the river valley. Thrum says that it was, 'A round heiau of about 100 feet diameter: class unknown. Site covered in cane field.' Nothing remains of the heiau today.

Site 134. Kalahihi heiau, on the east side of Kalihiwai valley on the bluff shoreward of the government road just before it turns down into the valley.

Thrum states: 'Of pookanaka class. Foundations only remain, indicating it as of large size.' Nothing but a few stones in the cane fields marked the site pointed out for this heiau, and as the situation was a poor one, it is possible that the location is not correct.

Site 135. Kauonoli heiau, on the east bluff of Kalihiwai valley on a little mound, near a bend in the Puukumu stream Thrum says, 'Destroyed years ago after used as a cattle pen.' No rocks now remain.

Site 136. Kaihalulu heiau, said to have been located on the hill just inland from the government road where it turns to go down into Kalihiwai valley on the eastern side. Thrum describes it as 'A small, high-walled heiau of pookanaka class dedicated to Kane and Kanaloa. Destroyed years ago to help build a mill.' The site as pointed out has a fine view of the valley.

Site 137. Kihei heiau, on the east side of Kalihiwai valley just below a waterfall.

This heiau measures 50 by 20 feet and is built up 5.5 feet at the front while the back is against the base of a bluff and faced for 4 feet on the inland end. At the back is an 8-foot extension built up 8 feet high, but only 3 feet wide. No paving remains and the walls are of broken stones that look recent. Thrum describes it as, 'A small heiau built by a chief of same name. Its walls were 8 feet high, and at his death its paving was removed and he was buried in his canoe in the enclosure.' (Bennett 1931: 133-134)

None of the sites Bennett describes are located in the vicinity of the project area, nor within Namahana *ahupua'a*.

No archaeological study of the land within the boundaries of the subject property is documented. At least two archaeological surveys have been conducted within Kilauea *ahupua'a* in areas proposed as extensions to the Kilauea Point National Wildlife Refuge.

In 1987, William K. Kikuchi surveyed the present grounds of the refuge and areas of proposed extension. Considering the significance to native Hawaiians of seabird nesting colonies found within the refuge, Kikuchi extended the limits of his survey to search for associated cultural features or material. Surface remains of historic structures associated with Kilauea Lighthouse are described, and limited subsurface testing was performed, but Kikuchi found no evidence of remains related to native Hawaiian culture.

More recently, Fredericksen and Fredericksen (1989) surveyed extensions to the wildlife refuge including Crater Hill and Mokolea Point. Land use and history of tenure is well documented, followed by detailed descriptions of historic structural remains related to the transport and loading of sugar at Mokolea Point, a Second World War era radar installation on Crater Hill and Kilauea Lighthouse.

Several archaeological investigations in Kilauea, Namahana and Kalihiwai *ahupua'a* have been generated in response to development (Figure 7).

In 1990 an inventory survey of 94 acres in the *makai* portion of Kilauea was conducted by Cultural Surveys Hawaii (Toenjes and Hammatt 1990). The project area was entirely within cultivated lands of the Kilauea Plantation and was at the time of the survey being used for diversified farming. No archaeological remains were found. Scatters of coral and coral sand and a few marine shells and basalt flakes were observed in the fields. Three of these localities were tested and the conclusion was made that the marine materials were introduced to the fields as liming material and that the basalt flakes were non archaeological



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- derived from Kahili rock quarry.

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Cultural Surveys Hawaii conducted an inventory survey of a 15.17-acre lot just south of the present study area in Namahana and Kalihiwai *ahupua'a* (Hammatt and Chiogioji 1992). The surveyed lot contained no archaeological sites and the entire lot, except for within the gulches, was cultivated in cane until recent times.

Three separate archaeological inventory surveys were conducted within Kalihiwai *ahupua'a* between 1989 and 1992:

In 1989 Paul H. Rosendahl, Inc. surveyed ten housesites located on the coastal portion of Kalihiwai Valley near Kalihiwai Bay (Rosendahl 1989). All but one of the surveyed housesites had been previously bulldozed and cleared of vegetation. The housesites were located on the Kalihiwai flood plain and valley slopes. Although no archaeological sites were identified during the survey, Land Commission Award testimonies revealed that traditional Hawaiian housesites were once present in the surveyed area and that wetland and dryland taro were being cultivated. During the historic era, the Kalihiwai flood plain - including the surveyed area - was extensively cultivated in rice. Because no archaeological sites were identified, no further archaeological work was recommended by PHRI

In 1990 Paul H. Rosendahl, Inc. conducted an inventory survey in upper Kalihiwai, approximately 3.8 miles *mauka* of the coast (Rosendahl 1990). The survey area was located on a ridge east of Kalihiwai River valley and included survey of two proposed 0.25-acre tank sites and an 800 foot long access road situated between 600 and 730 feet above mean sea level. No archaeological sites were identified within the surveyed area and thus, no further work was recommended. Rosendahl posits that this *mauka* (forest zone) portion of Kalihiwai *ahupua'a* was rarely inhabited by prehistoric Hawaiians, but rather it was used primarily for the collection of forest goods.

Joseph Kennedy (Archaeological Consultants of Hawaii, Inc.) conducted an inventory

survey in 1991 along select portions of Kalihihoho Stream and gully area south of Kalihiwai⁸⁸ Reservoir in Kalihiwai *ahupua'a*. The study area was located along the alluvial interflume east of Kalihiwai River valley between 295 to 460 feet above mean sea level. Rainfall is especially heavy in the study area, averaging 100 inches per year. One site (50-30-03-6007), an agricultural terrace, was identified along the bank of Kalihihoho Stream. Subsurface testing was conducted at the site and, as a result, no cultural materials were recovered. Two units were also excavated along Kalihiwai Stream and subjected to pollen analysis to determine if prehistoric or historic agricultural activities had occurred in the area. The pollen analysis only indicated that the environment was a natural mesic-wet forest common to the Hawaiian Islands natural environment.

Kennedy concludes that traditional Hawaiian settlement and *lo'i* cultivation in Kalihiwai was likely prevalent along the coastal and lower central portions of Kalihiwai Stream valley, while the upland area - including the study area - would have been productive for dryland crops of taro and sweet potatoes.

V. SURVEY RESULTS

The fieldwork for the archaeological survey was undertaken on March 5, 1992⁸⁹ by archaeologists Mr. Gerald Ida and Mr. Kaipo Akana, in addition to a half day survey by Mr. William Folk in Late February. The entire property was subjected to a 100% ground survey and the gully areas in particular were carefully inspected for archaeological remains.

Three irrigation ditches were identified within the project area. All three of these features were constructed during historic times (at least 50 years ago) by the Kilauea Plantation Company and used to irrigate the cane fields. Because these features are contemporaneous and interrelated in function, they are combined under one site number (Site 50-30-04-572).

Site 50-30-04-572 Description

The three ditches of State site 50-30-04-572 extend generally in a northwest-southeast direction and are soil-based in construction. The first ditch advances through the northeast corner of the project area and crosses the east and north project boundary. The second ditch, shown on the USGS topographic map (see Figure 3), extends through the center of the project area within the main gully. The southeast portion of the second ditch is also revealed on the 1879 Kilauea Plantation map (see Figure 5) where it diverts to the east towards the plantation's mill. Both of these ditches are similar in size measuring on average 2.0 to 3.0 m. wide by 1.0 to 1.5 m. deep. The third ditch is smaller than the previous two ditches (approximately 1.0-1.5 m. wide) and begins at a natural spring located near the northern boundary of the project area. This ditch extends beyond the northern project boundary.

A sluice gate is present within the first ditch described above. The gate itself is constructed of wood and it is set into a stone-masoned foundation constructed within the ditch.

Several irrigation ditch sections were also observed along the boundaries of old cane fields in the project area.

VI. SUMMARY, SIGNIFICANCE AND RECOMMENDATIONS

The results of the archaeological survey reveal that one site (50-30-04-572) associated solely with historic cane cultivation is located within the project area.

Using significance according to the broad criteria established for the National and State Registers (see below), site 50-30-04-572 is considered "likely to yield information important to prehistory and history" (Criterion D). The five criteria are:

- A Site reflects major trends or events in the history of the state or nation.
- B Site is associated with the lives of persons significant in our past.
- C Site is an excellent example of a site type.
- D Site may be likely to yield information important in prehistory or history.
- E Site has cultural significance; probable religious structures (shrines, heiau) and/or burials present. (E* refers to possible burials).

However, subsequent to the data collected during this inventory survey (e.g. location, description, and photographs of site), site 50-30-04-572 is considered to be no longer significant, and thus no further work is recommended.

On-site monitoring is not justified. However, if archaeological remains are uncovered during construction, grading work in that area should stop and the State Historic Preservation Division should be notified.

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Rosendahl, Paul H.

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Tarayao, Bert W.

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Toenjes, James H. and Hallett H. Hammatt

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APPENDIX A - SITE AND GENERAL PROJECT AREA PHOTOGRAPHS



Figure 8 General View of Project Area, Facing Northwest



Figure 9 General View of Project Area Towards Hanalei, makai boundary at Tree Line on Right, Facing West

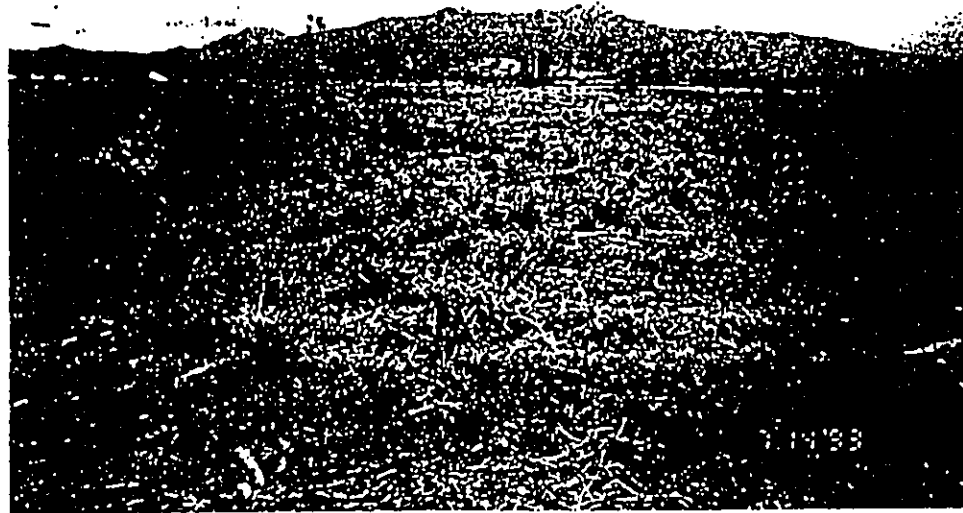


Figure 10 General View of Project Area, Facing South



Figure 11 Tributary Gully in Central Portion of Project Area, Facing South



Figure 12 Project Area's Eastern-*makai* boundary (Fenceline), Spring at Far Left



Figure 13 Site 50-50-04-572 Ditch Leading *makai* From Spring. Facing South



Figure 14 Site 50-50-04-572 Irrigation Ditch in Northeast Portion of Project Area, Facing South



Figure 15 Site 50-50-04-572 Irrigation Ditch in Main Gully, Facing Northwest

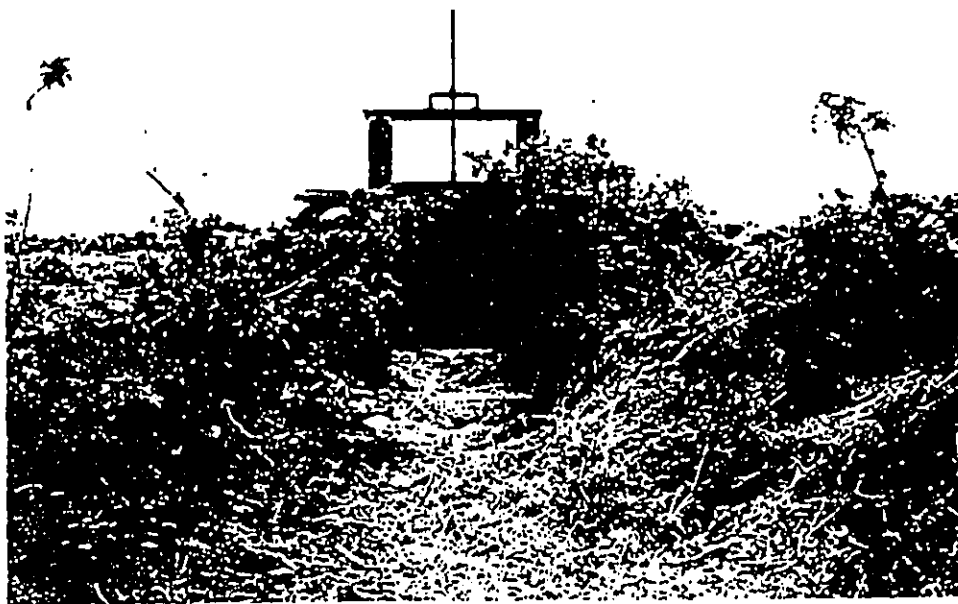


Figure 16 Site 50-50-04-572 Irrigation Ditch Sluice Gate in Northeast Portion of Project Area. Facing South



Figure 17 Hurricane Debris Clearing Pile in Project Area. Facing South

1100 Ward Avenue
Suite 700
Honolulu, Hawaii 96814-1617



ARCHITECTURE PLANNING INTERIORS

George H. Yamasato

Garth S. Fujiwara

David S. Aoki

David P. Hsu

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Telephone (808) 531-8825
Facsimile (808) 521-0002

ARCHAEOLOGICAL RECONNAISSANCE REPORT

Date: July 11, 1995

Project: New Hanalei Middle School - EIS

Time: 3:00 PM

Weather: Partly cloudy, 89°

Location: Site 3 - Kilauea Ranch, Mary N. Lucas Trust

Present: Nancy McMahon, State Historical Preservation Dept.
Lance Kaneshiro, YFA

The site is about a quarter of a mile before the Kilauea town area, located on the mauka side of Kuhio Highway. It is a beautiful site with the mountains as a backdrop and the gentle sloping plateaus and hills. The parcel is bound by a right and left property with the Moloaa Forest Reserve at the rear.

Several small streams run through the property which are basically indicated by the heavy linear growth of vegetation.

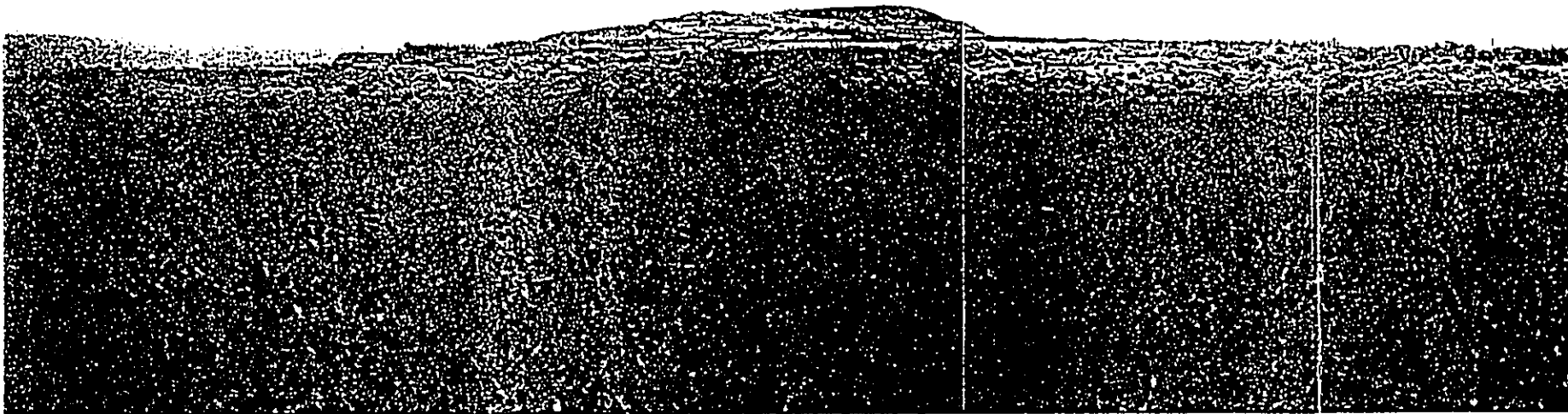
Walking through the front portion of the parcel (northeast and southeast portions) reveals no significant historical entities. The entire land within the parcel is being used currently as cattle grazing. The grass is slightly overgrown about 30" in height. According to Nancy McMahon, there seems to be no direct physical evidence of historical entities on site. According to Nancy McMahon, generally findings are more prominent near the coastline at high points of terrain and near mountains. However, there may be entities in the vegetated areas. Basically development would not occur in these low lying stream areas. From observation in the areas of probable development, there is no sighted significant historical entities. As for the plants in the parcel, there seems to be no out of the ordinary vegetation endangered or indigenous to the land.

Just like the Princeville Corporation parcel, within this region, there are sites throughout with historical significance. Underlying artifacts may be encountered during grading of the site.

** Unless written revisions are received within seven days, we shall assume the statement contained herein are accepted.*

DOCUMENT CAPTURED AS RECEIVED

MATCH LINE

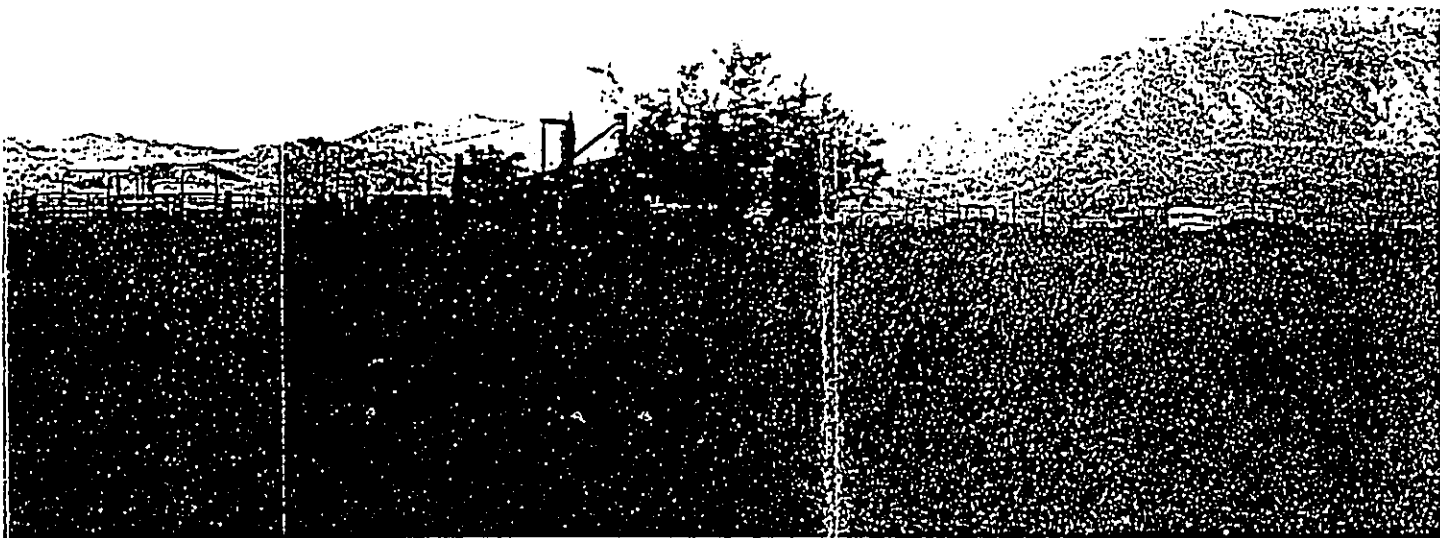


SITE 1 PRINCEVILLE DEVELOPMENT CORPORATION

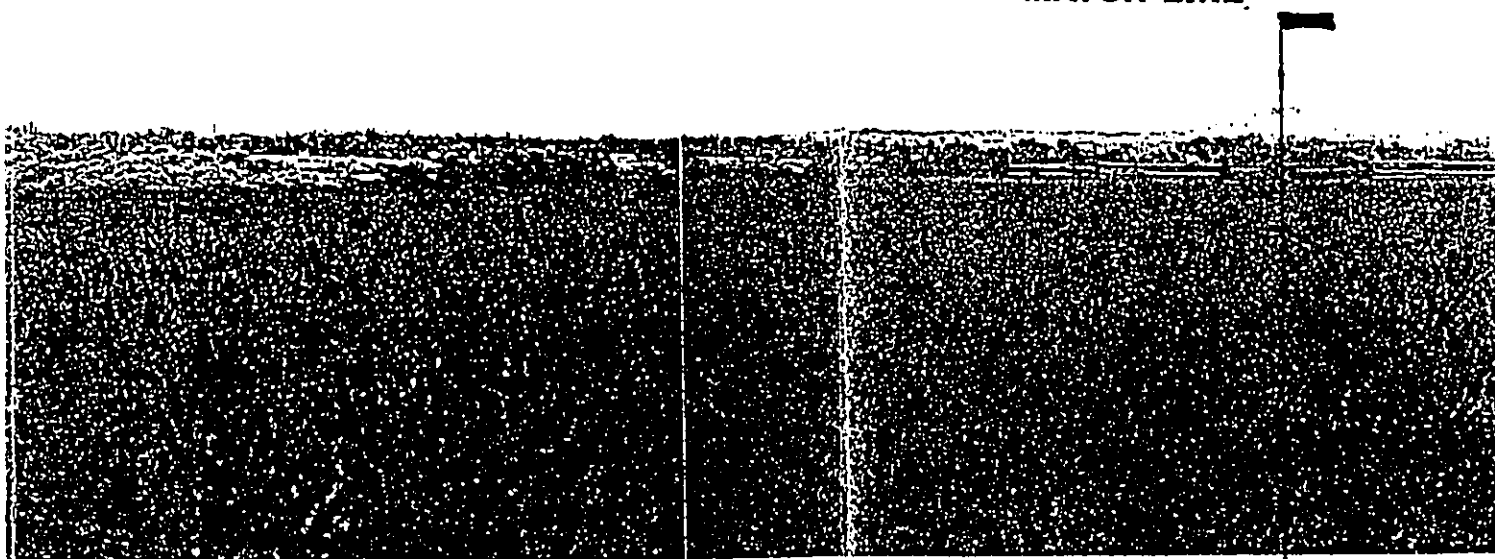
T.M.K. 5-3-01:2 2,139 ACRES

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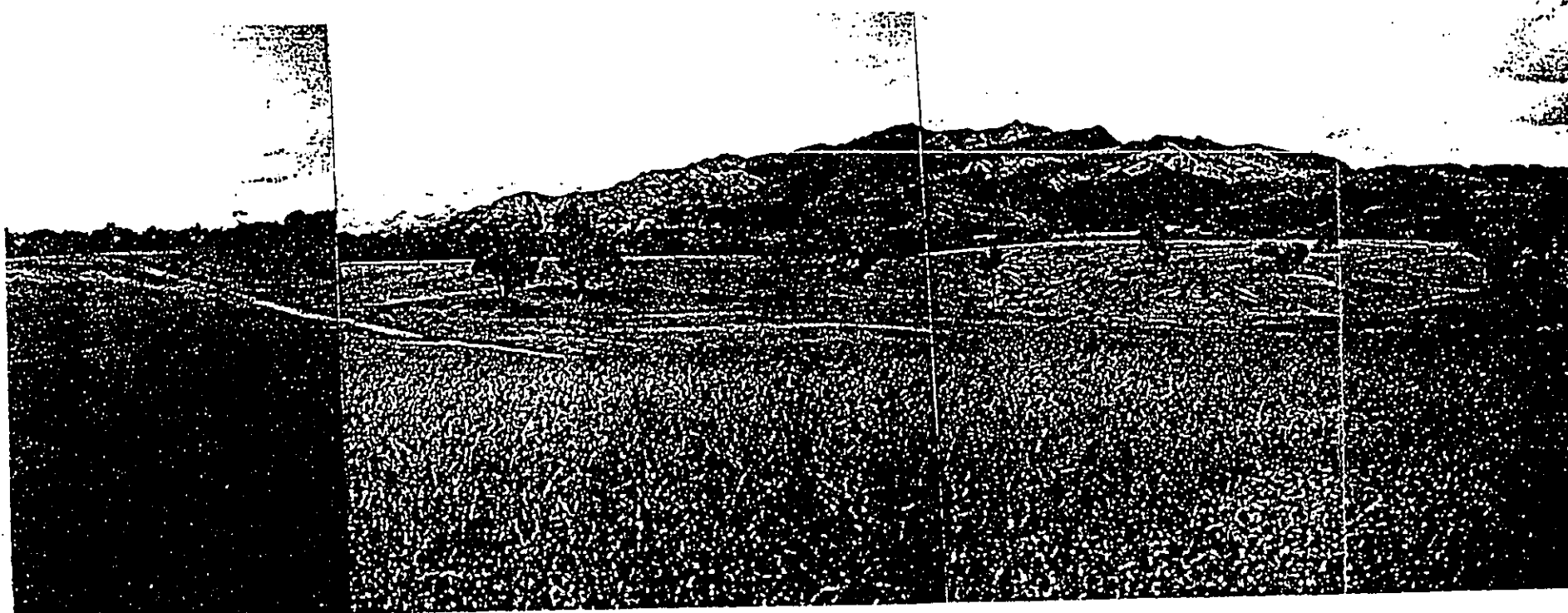
MATCH LINE



(VIEW TO THE EAST)

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MATCH LINE



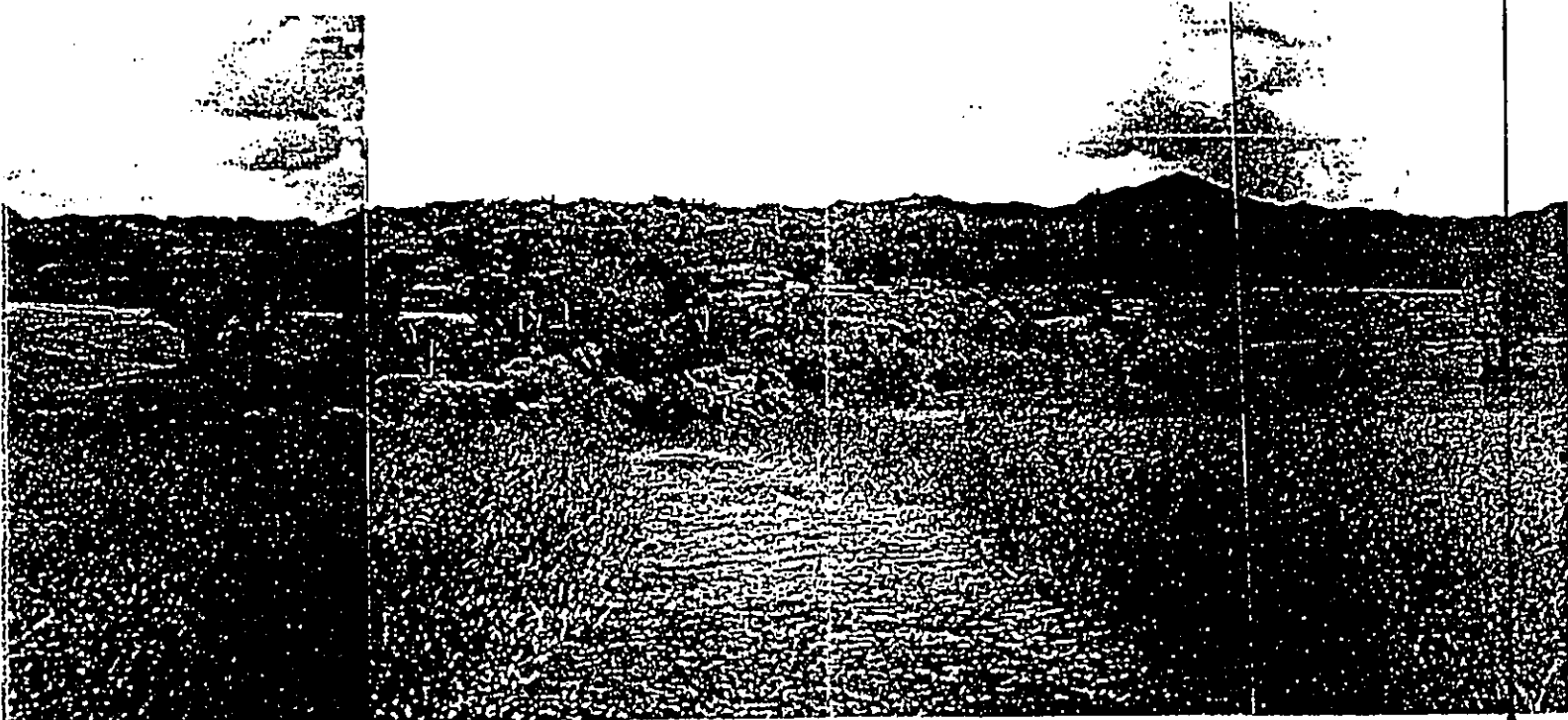
SITE 3 KILUAEA RANCH - MARY N. LUCAS TRUST
T.M.K. 5-2-03:1 743.355 ACRES

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MATCH LINE



(VIEW TO THE SOUTH)

XIV. LIST OF PREPARER OF THIS DOCUMENT

YAMASATO, FUJIWARA, AOKI & ASSOCIATES, INC.
Lloyd M. Higa

XV. EXHIBITS

KAUAI

COUNTY

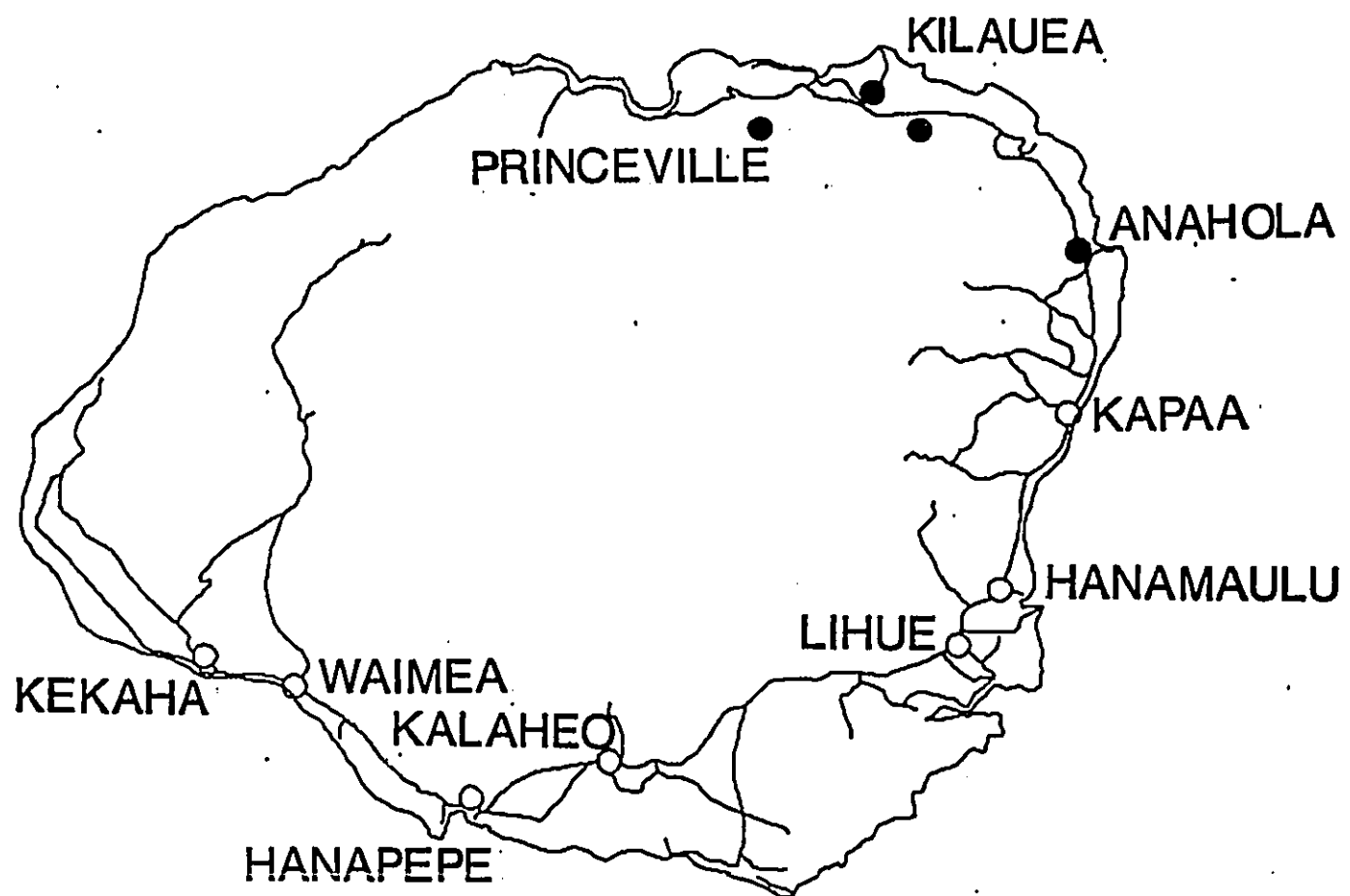


Figure 1: Area Location Map

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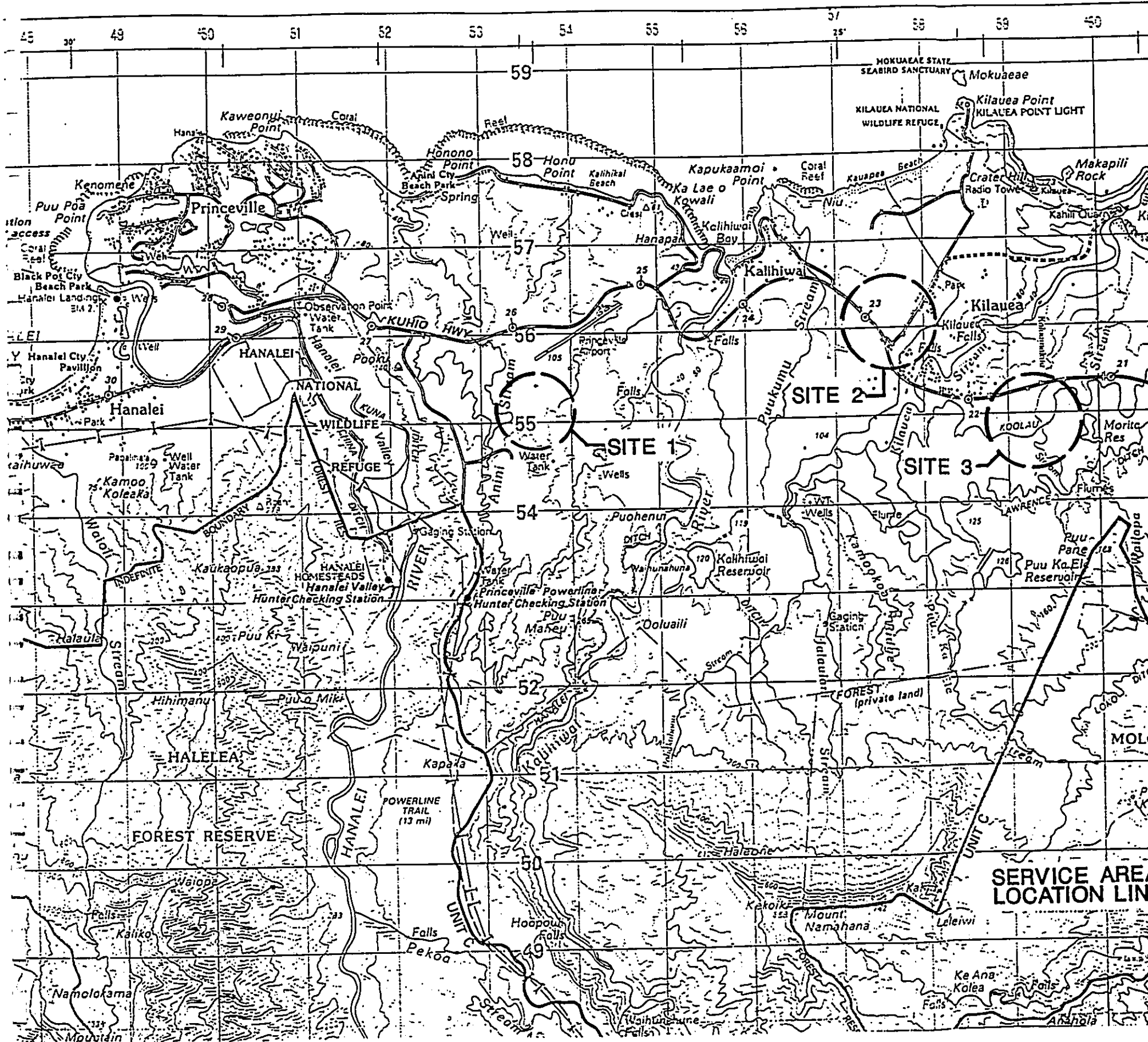


Figure 2: Sites Location Map





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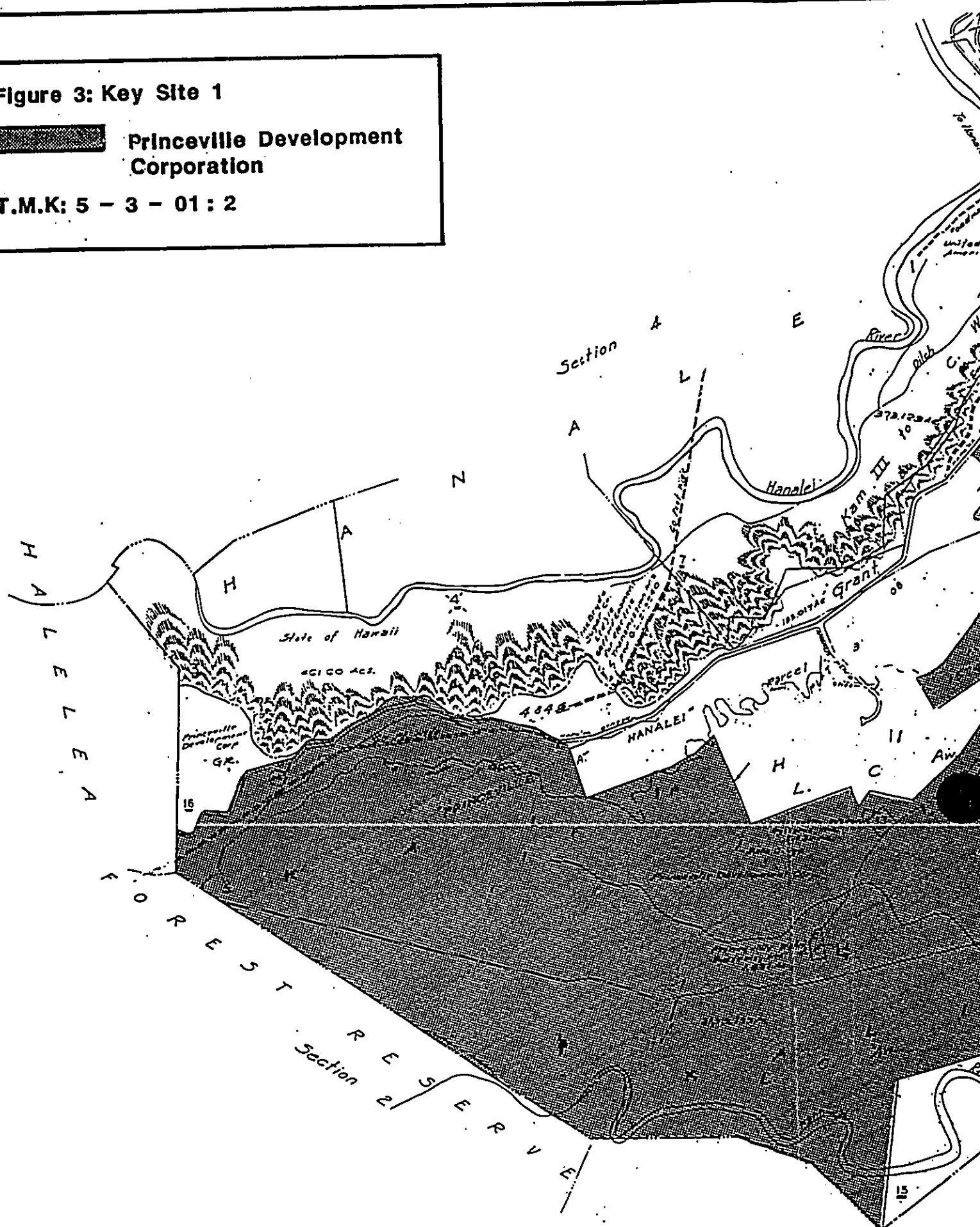




Figure 4: Site 1
Princeville Master Plan
Phase III (Mauka)

SINGLE FAMILY
CONVENTIONAL LOTS

SINGLE FAMILY
CLUSTER

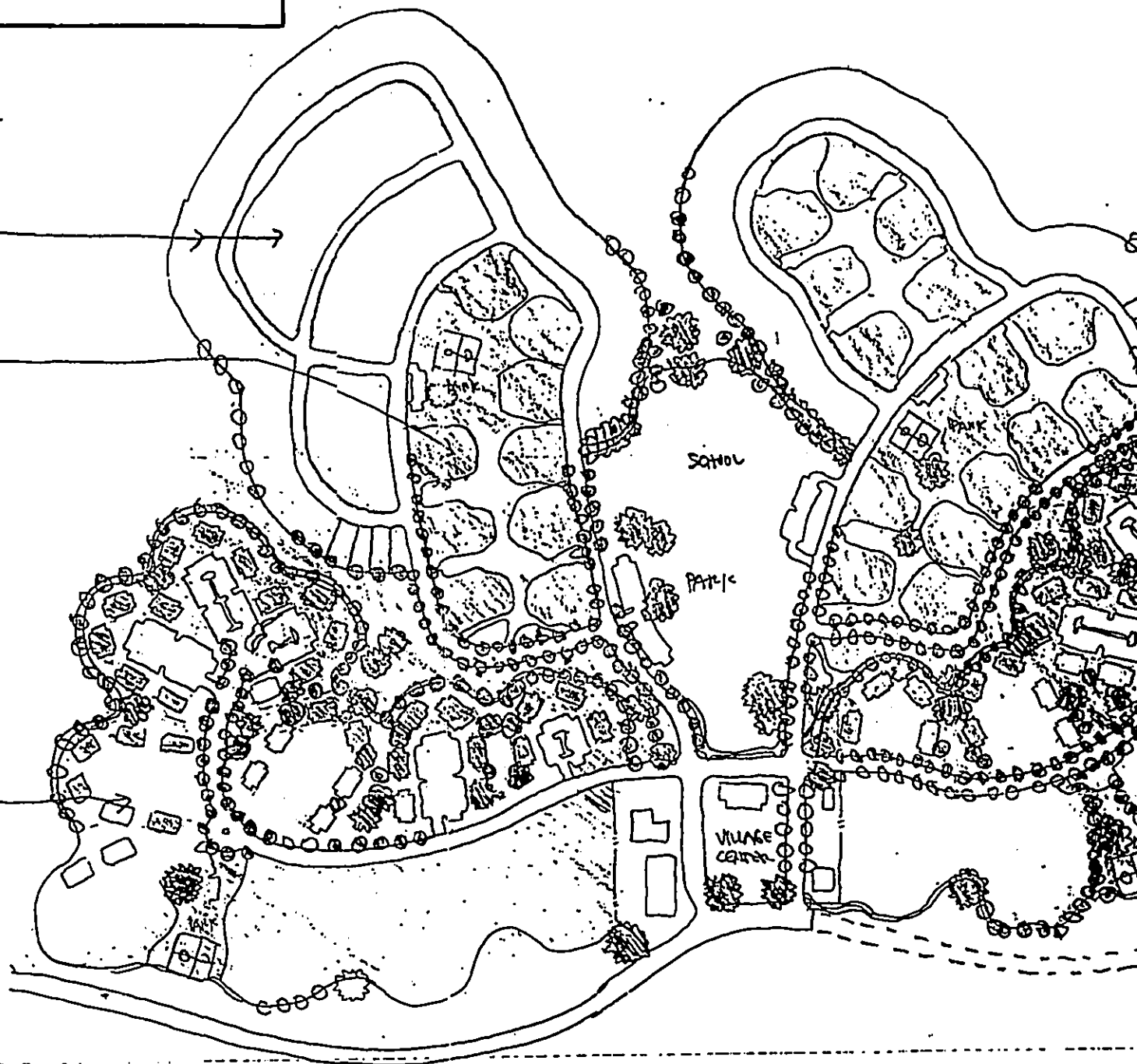
MULTI-FAMILY
TYPICAL 8-PLEX,
48 DU/CLUSTER
PARKING 2 PER DU =
96 STALLS

SCHOOL

PARK

VILLAGE
CENTER

EXISTING AG SUBDIVISION



DOCUMENT CAPTURED AS RECEIVED

Princeville Master Plan
PHASE III (Mauka)

6 August 93
22 July 93

Approximate Unit Distribution. Percentages are rounded values.

RECONFIGURATION 3: NO AFFORDABLE DU MAKAI AND "30%" REQUIREMENT.

TYPE OF UNITS	NO. OF UNITS	PERCENTAGE	REMARKS
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SINGLE FAMILY - MARKET SALES

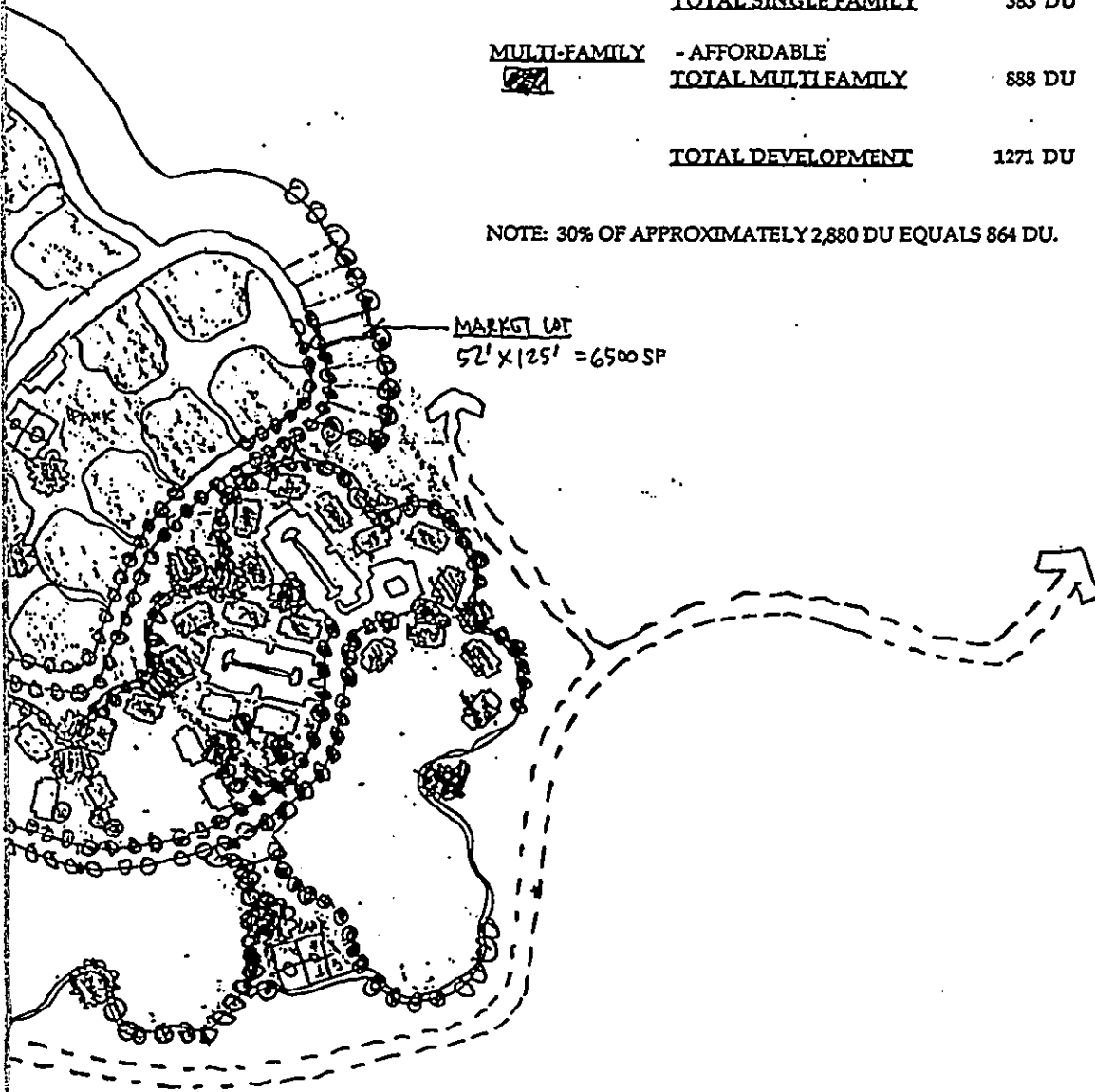
CONVENTIONAL LOTS	191	50%	Lot size 6,500 SF
CLUSTERS (24)	192	50%	
TOTAL SINGLE FAMILY	383 DU	100%	30%

MULTI-FAMILY - AFFORDABLE

TOTAL MULTI FAMILY	888 DU	70%
---------------------------	---------------	------------

TOTAL DEVELOPMENT	1271 DU	100%	285 Additional DU over 986 Original DU
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NOTE: 30% OF APPROXIMATELY 2,880 DU EQUALS 864 DU.



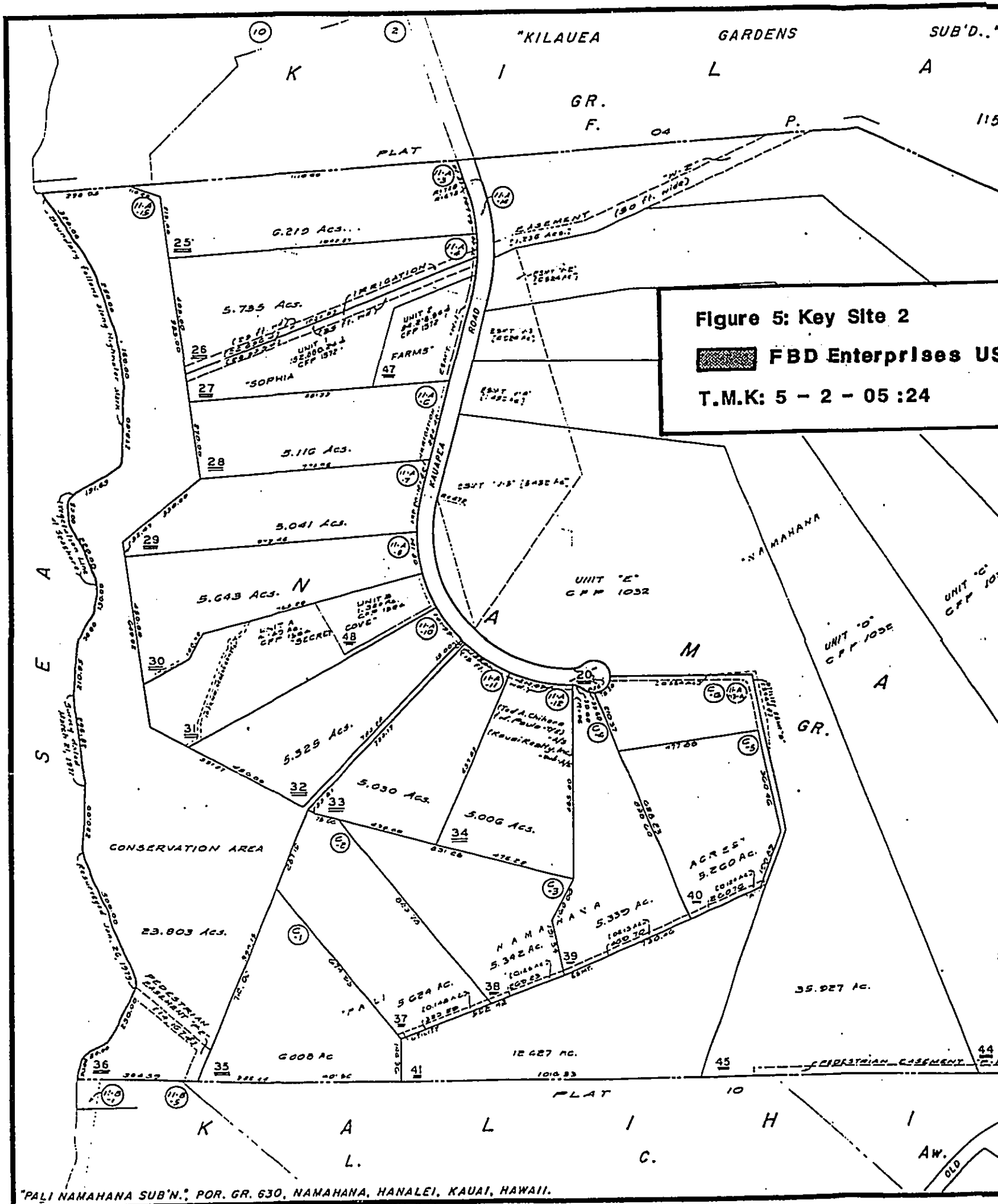
SUBDIVISION

MAUKA SITE PLAN

RECONFIGURATION A-3

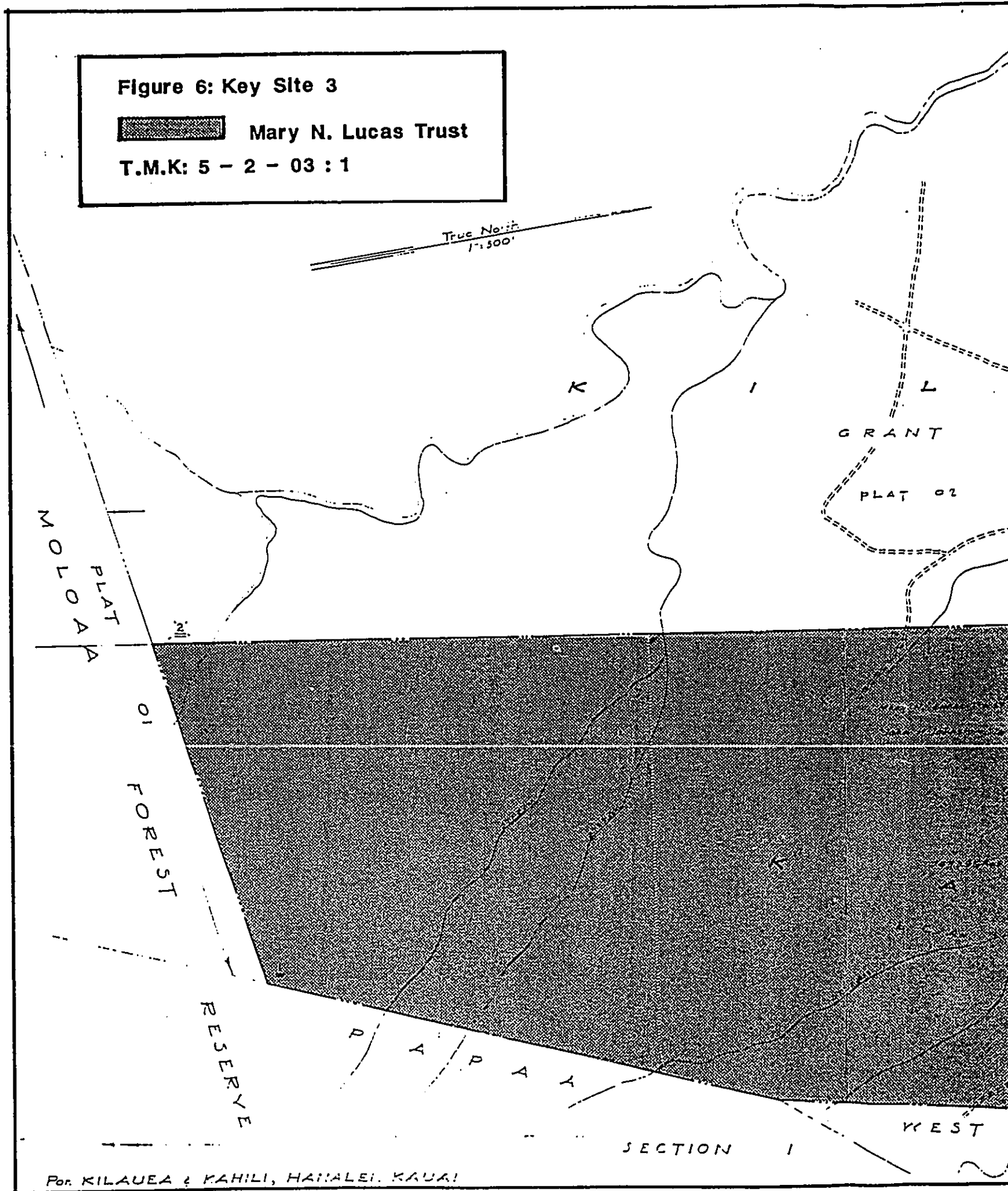
NO AFFORDABLE DU MAKAI
& 30% REQUIREMENT

6 AUG 93
1"=200'



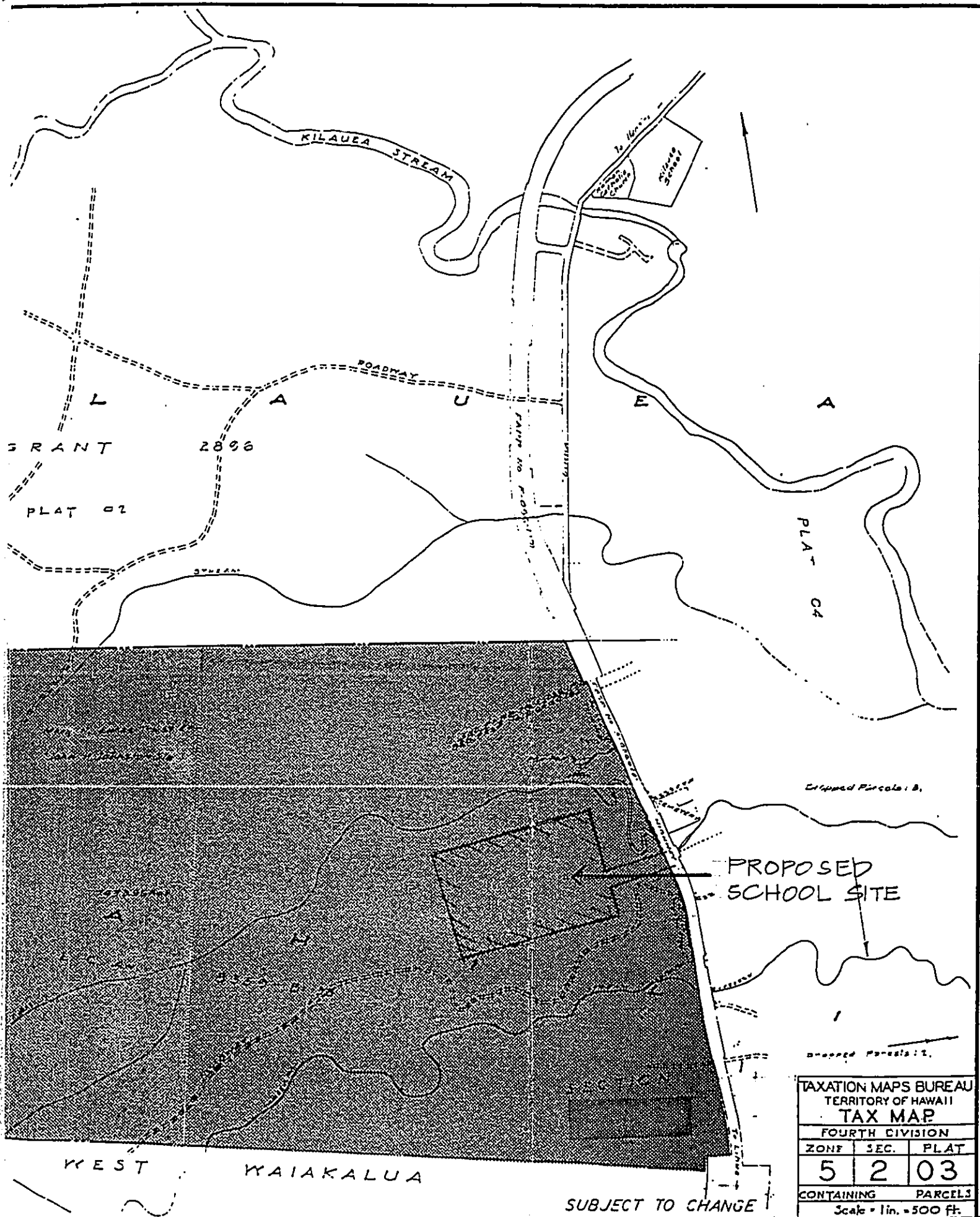


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FOR KILAUEA & KAHILI, HANALEI, KAUAI

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EIS/SITE SELECTION FOR
New Hanalei Middle School

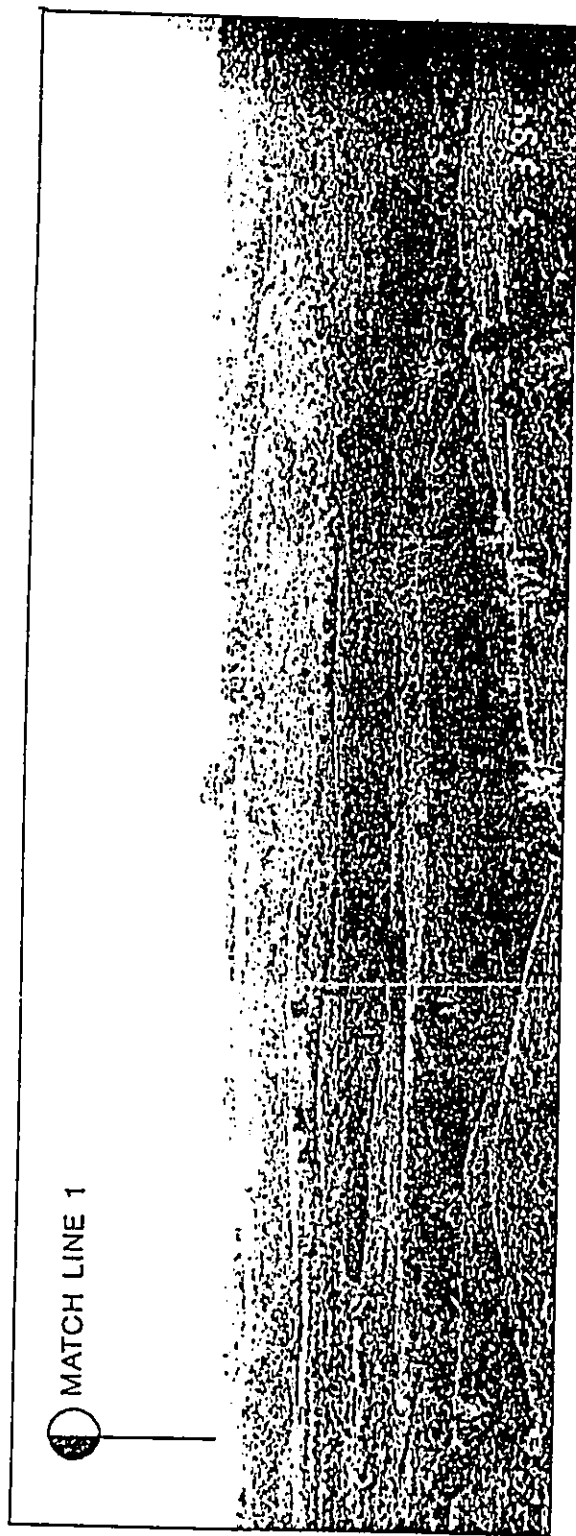


FIGURE 7. SITE 1 - HANALEI AREA

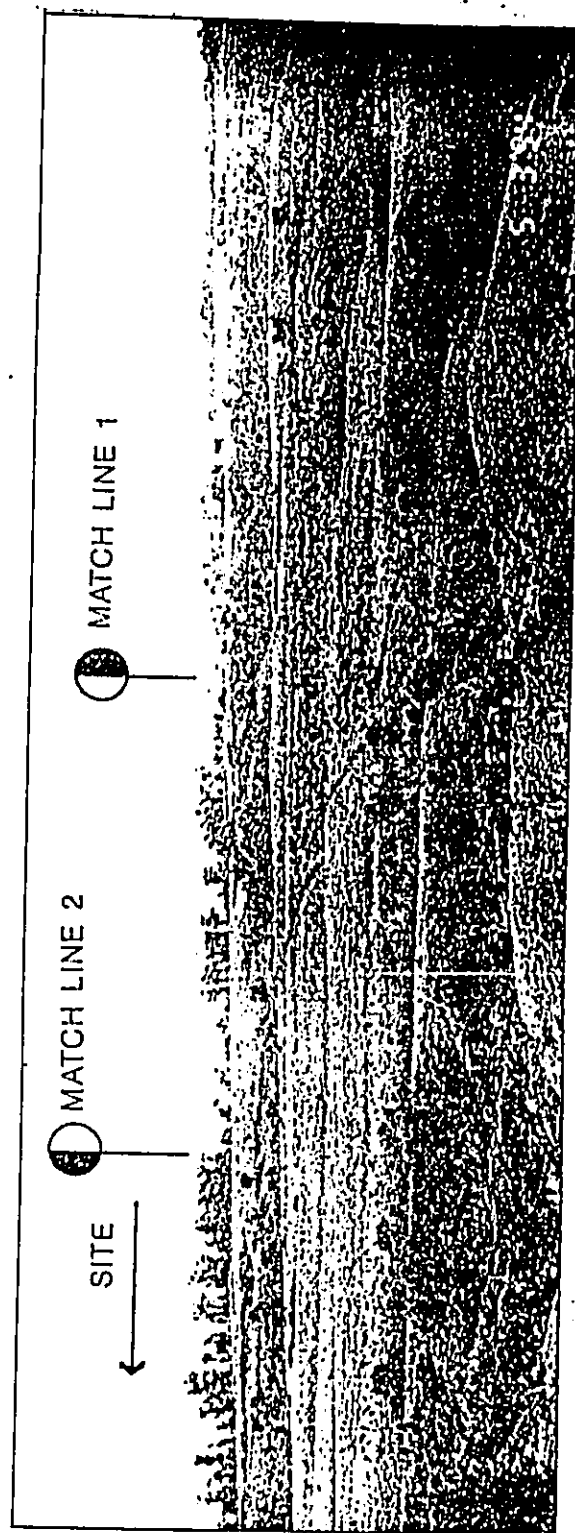


FIGURE 8. SITE 1 - HANALEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

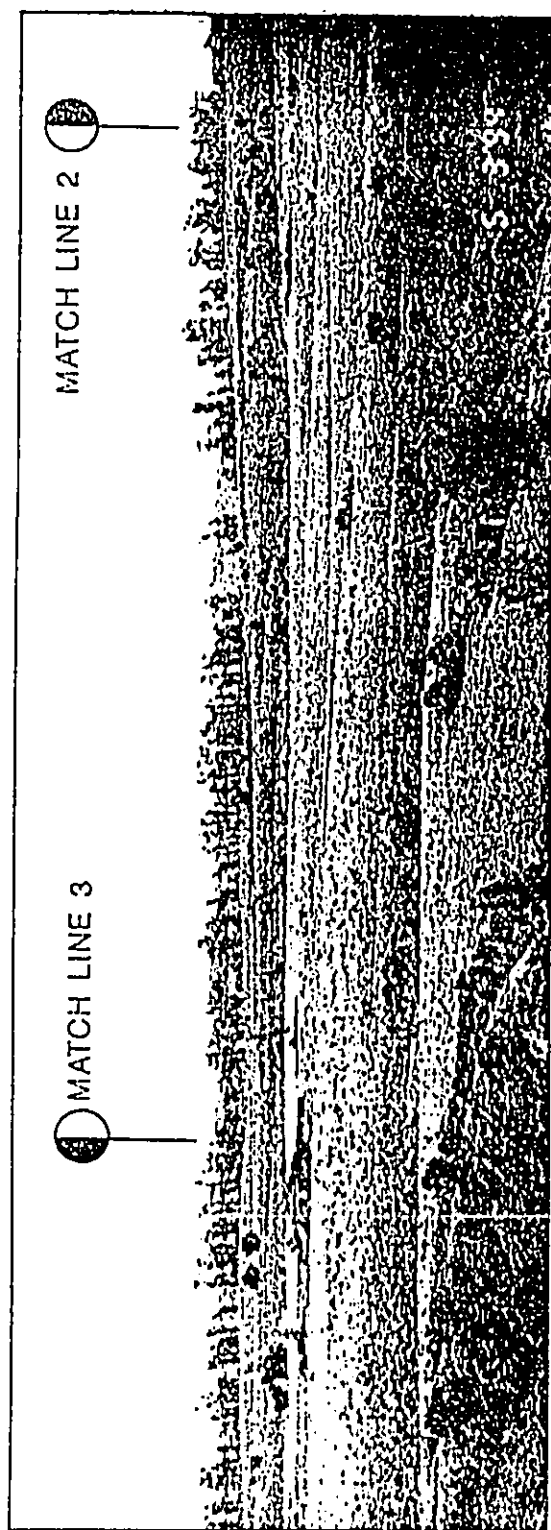


FIGURE 9. SITE 1 - HANALEI AREA

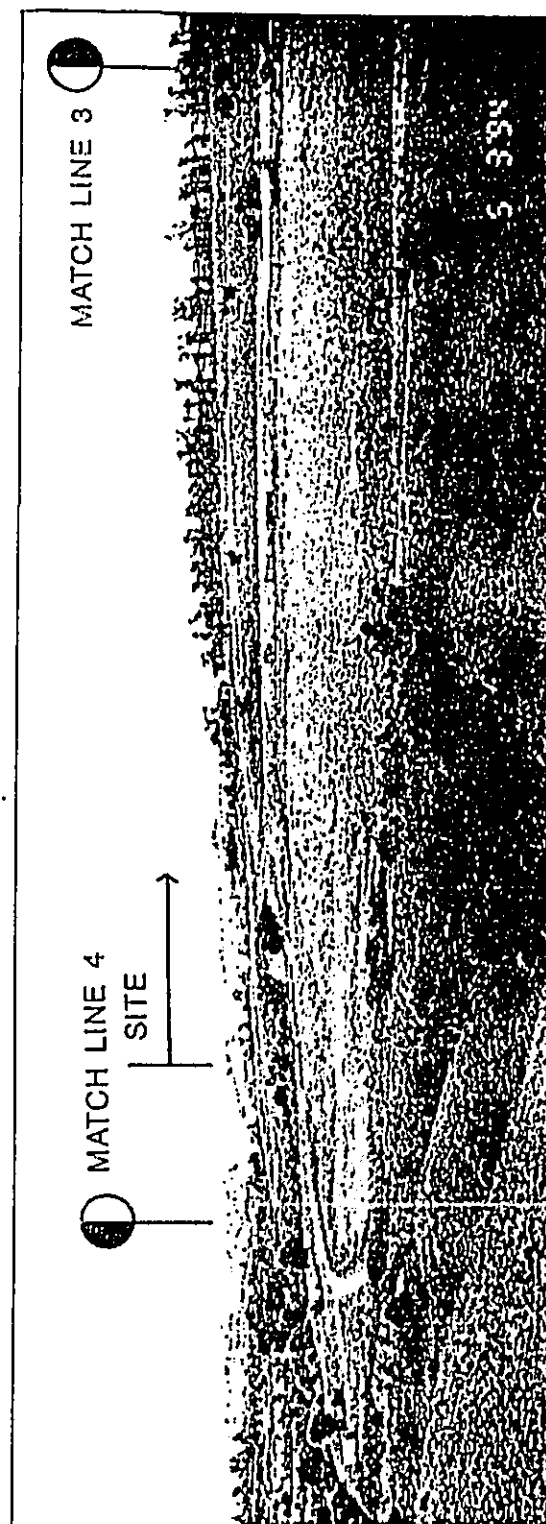


FIGURE 10. SITE 1 - HANALEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

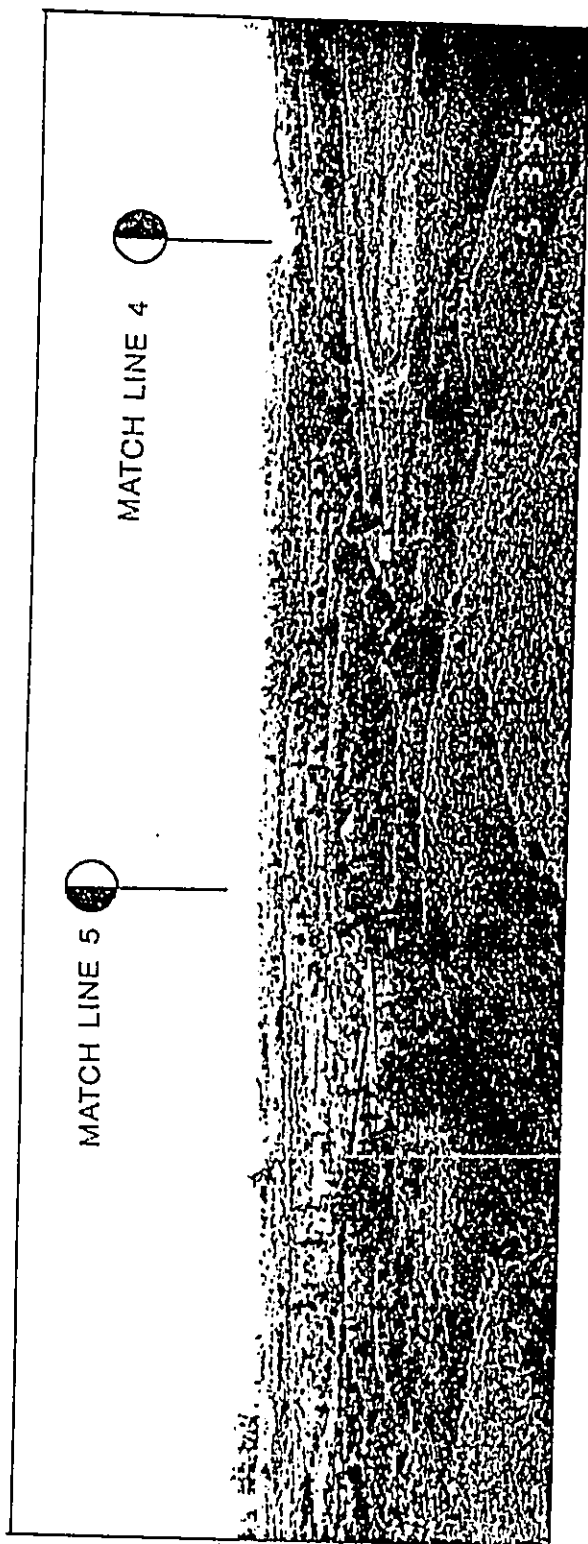


FIGURE 11. SITE 1 - HANALEI AREA

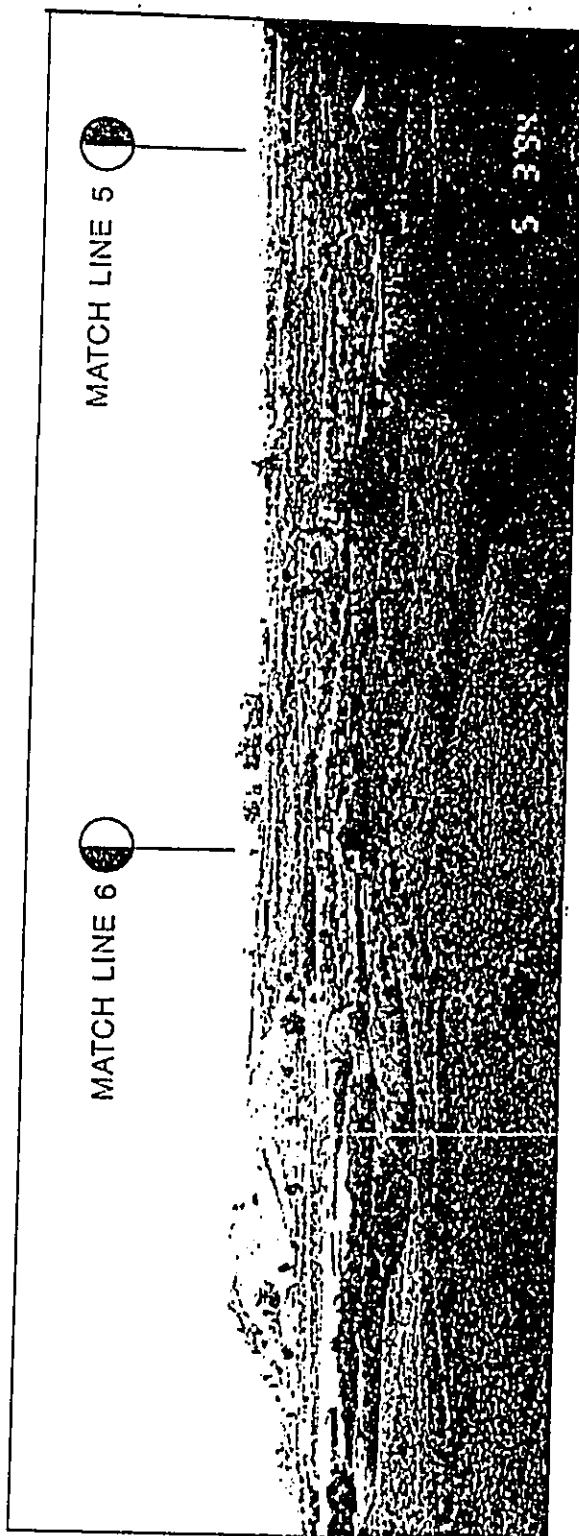


FIGURE 12. SITE 1 - HANALEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

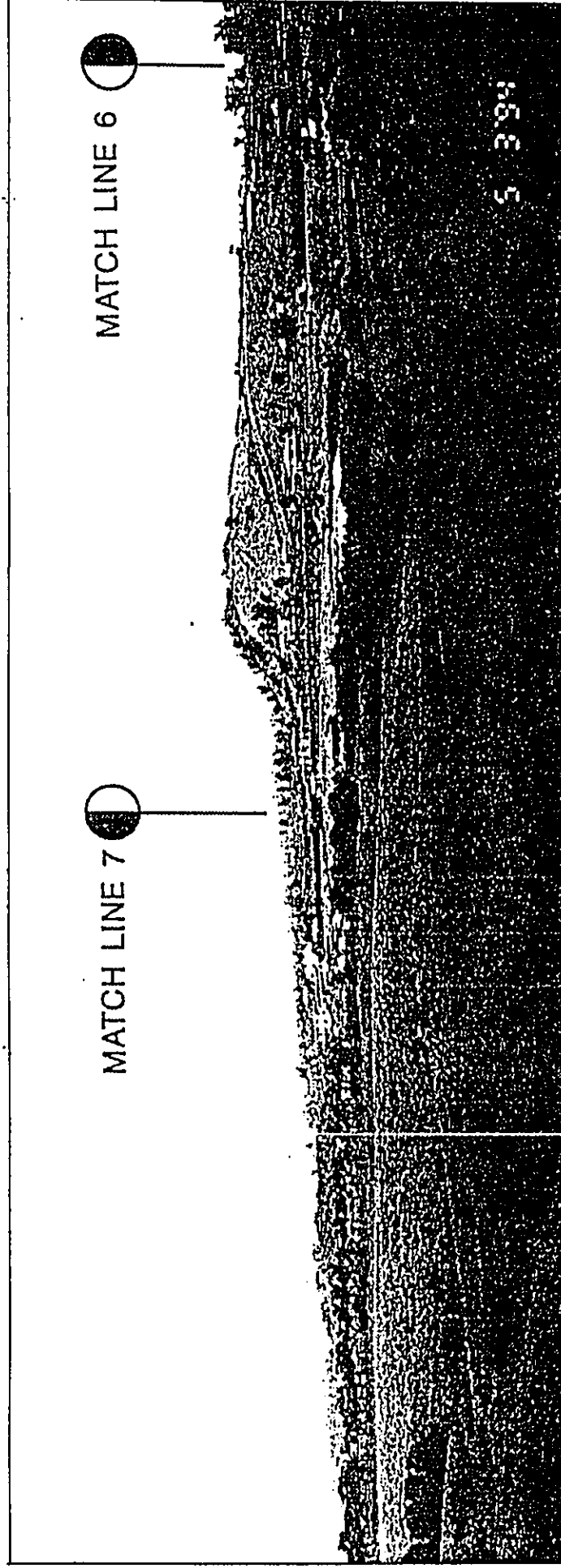


FIGURE 13. SITE 1 - HANALEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

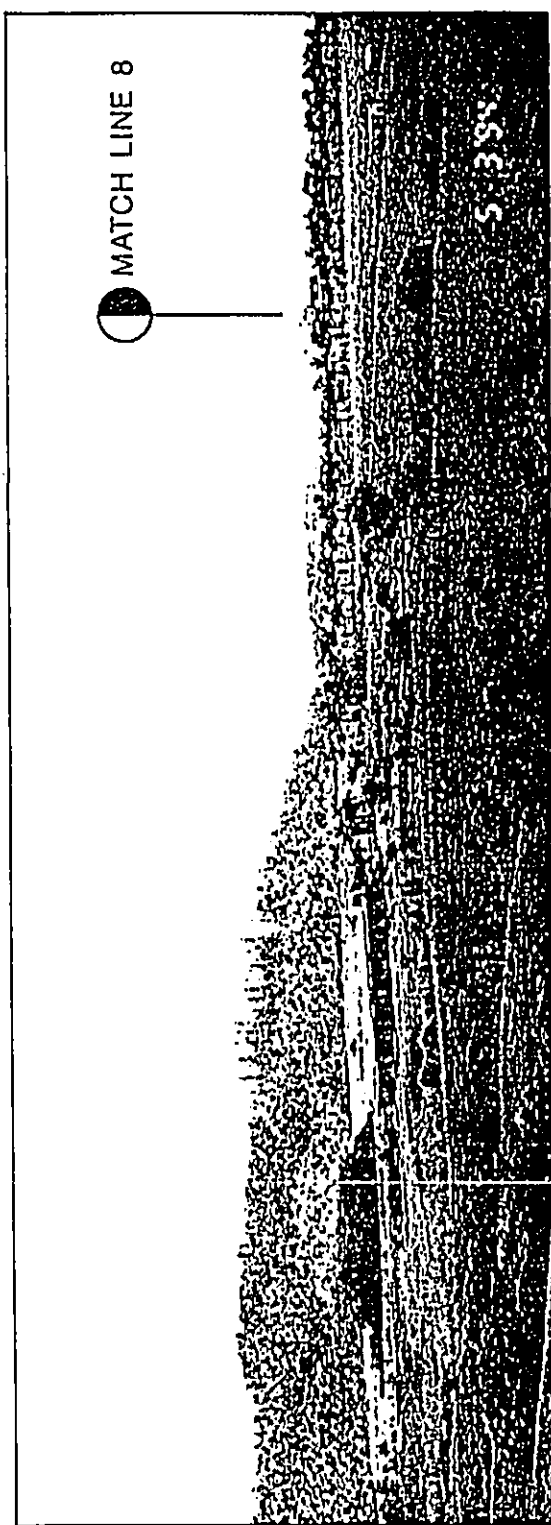


FIGURE 14. SITE 1 - HANALEI AREA

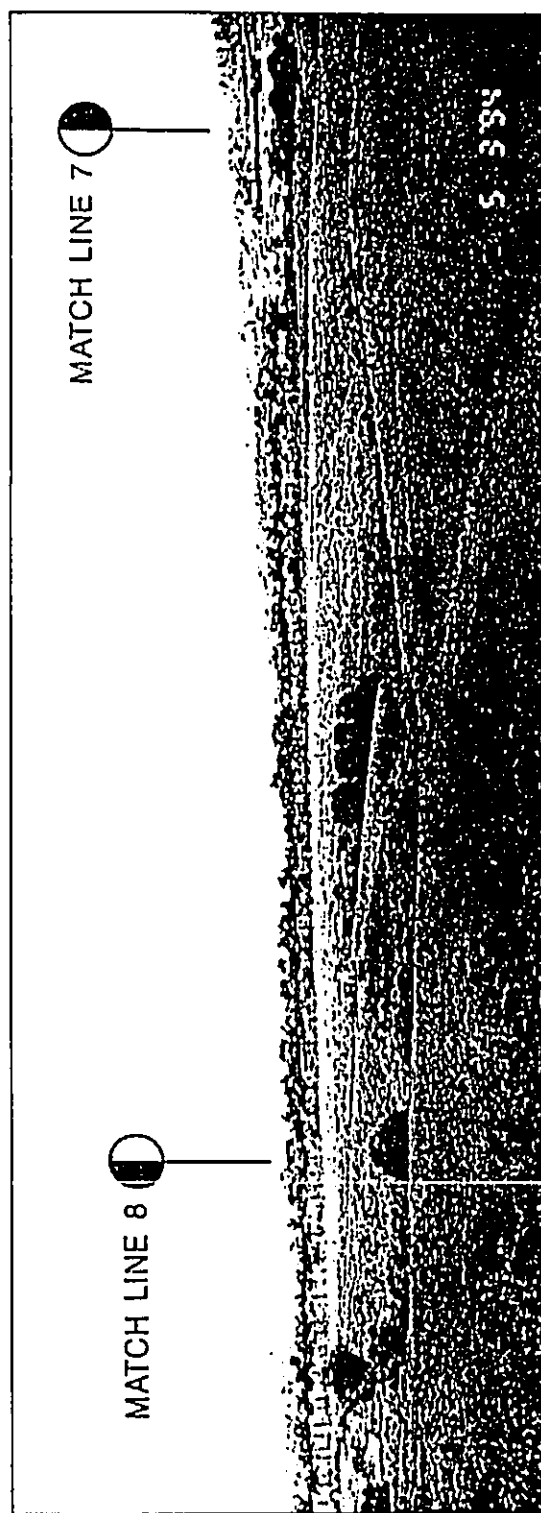


FIGURE 15. SITE 1 - HANALEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

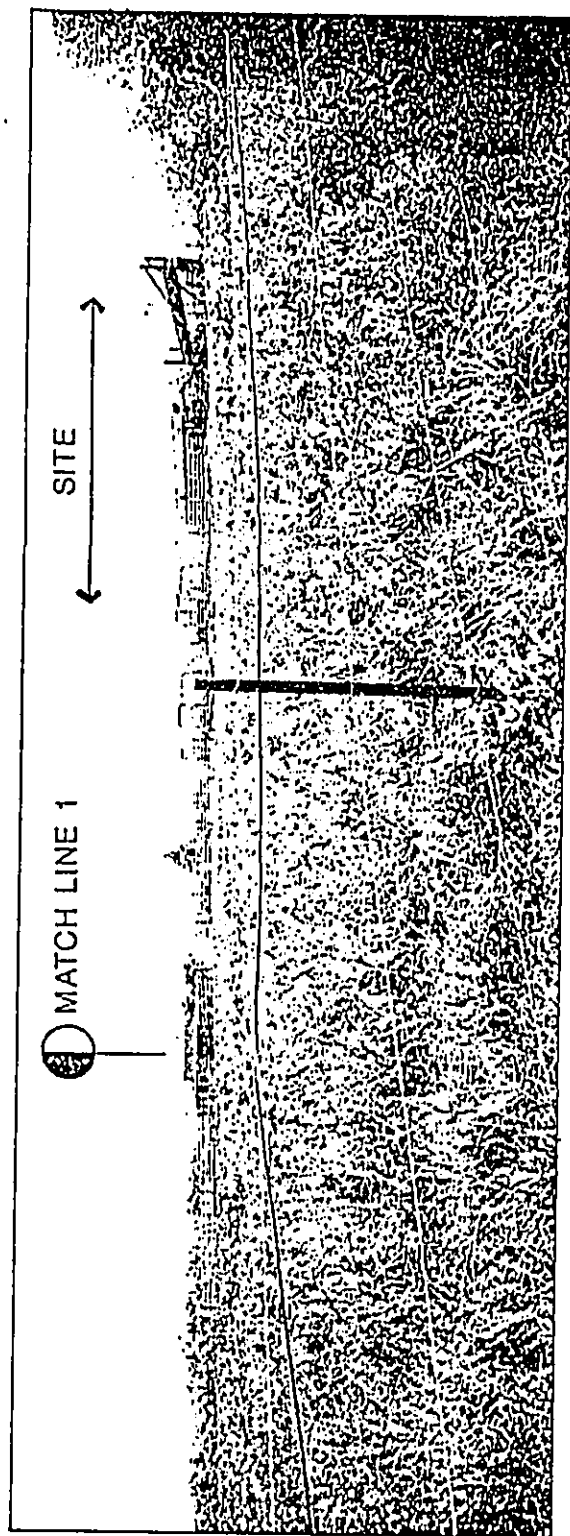


FIGURE 16. SITE 1 - HANALEI AREA

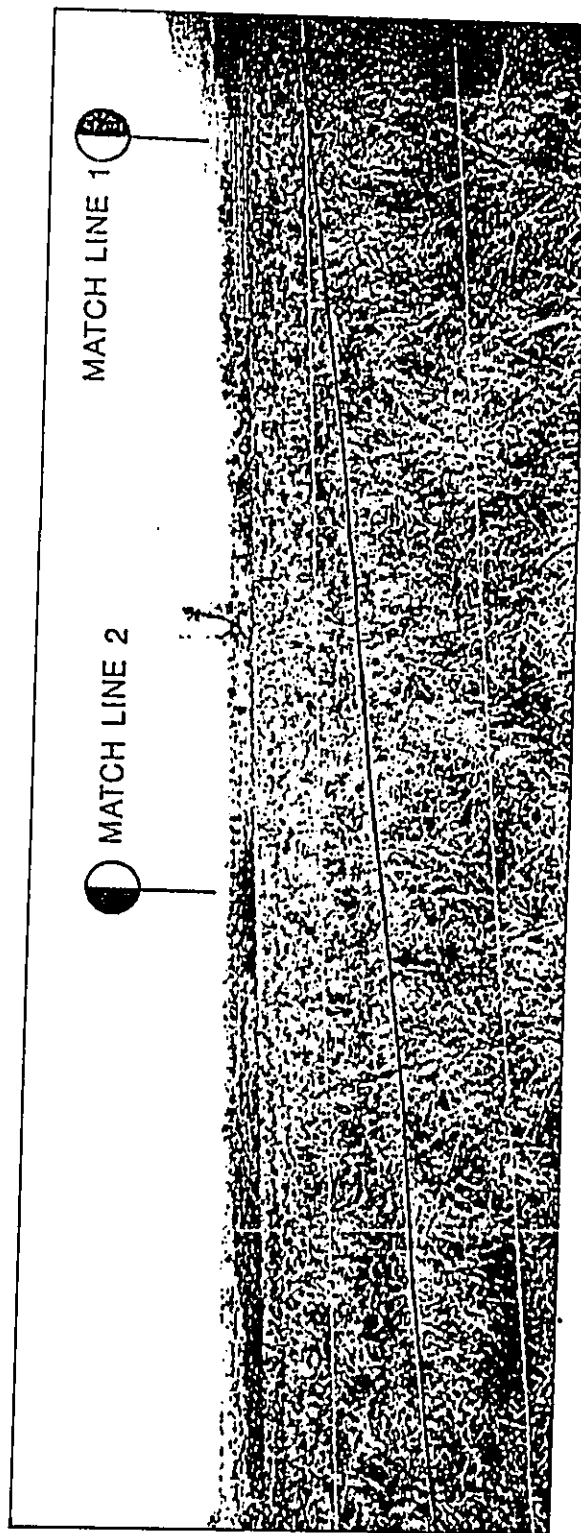


FIGURE 17. SITE 1 - HANALEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

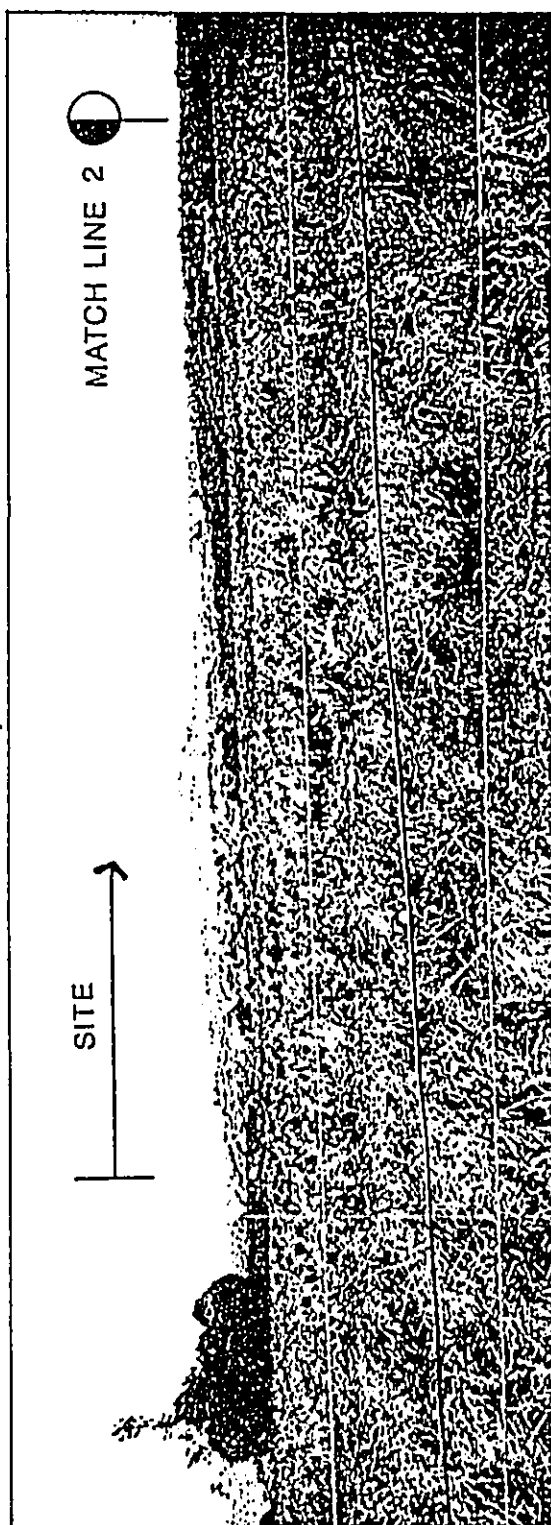


FIGURE 18. SITE 1 - HANALEI AREA

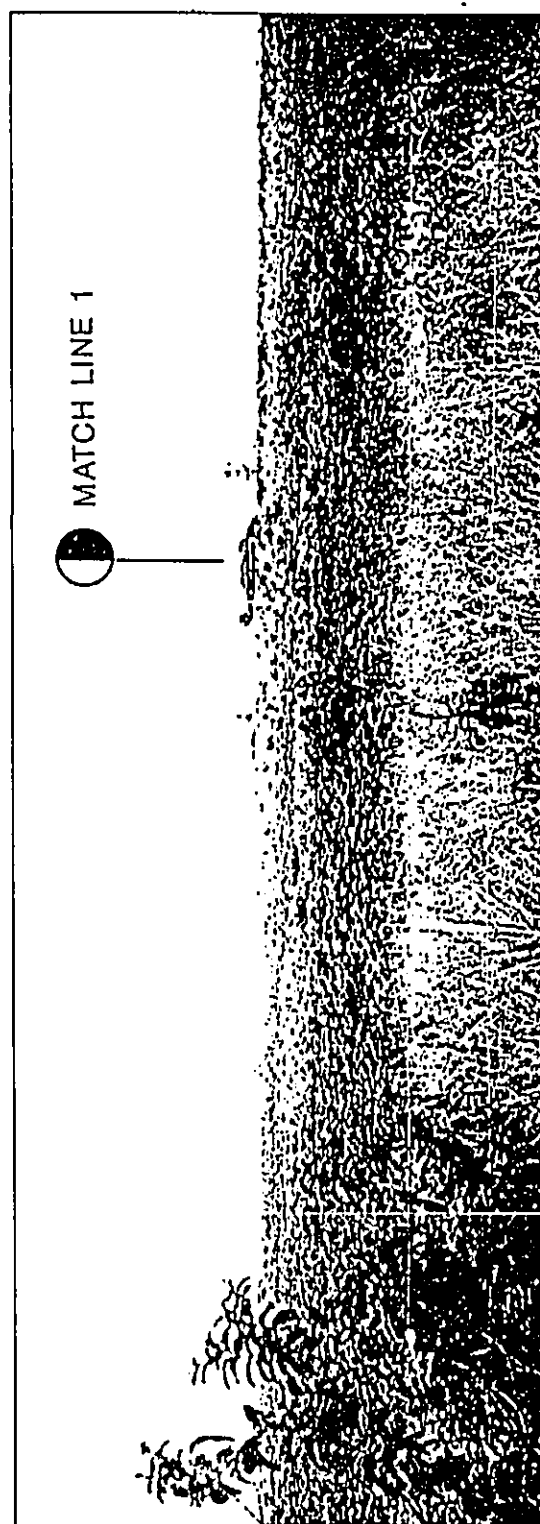


FIGURE 19. SITE 1 - HANALEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

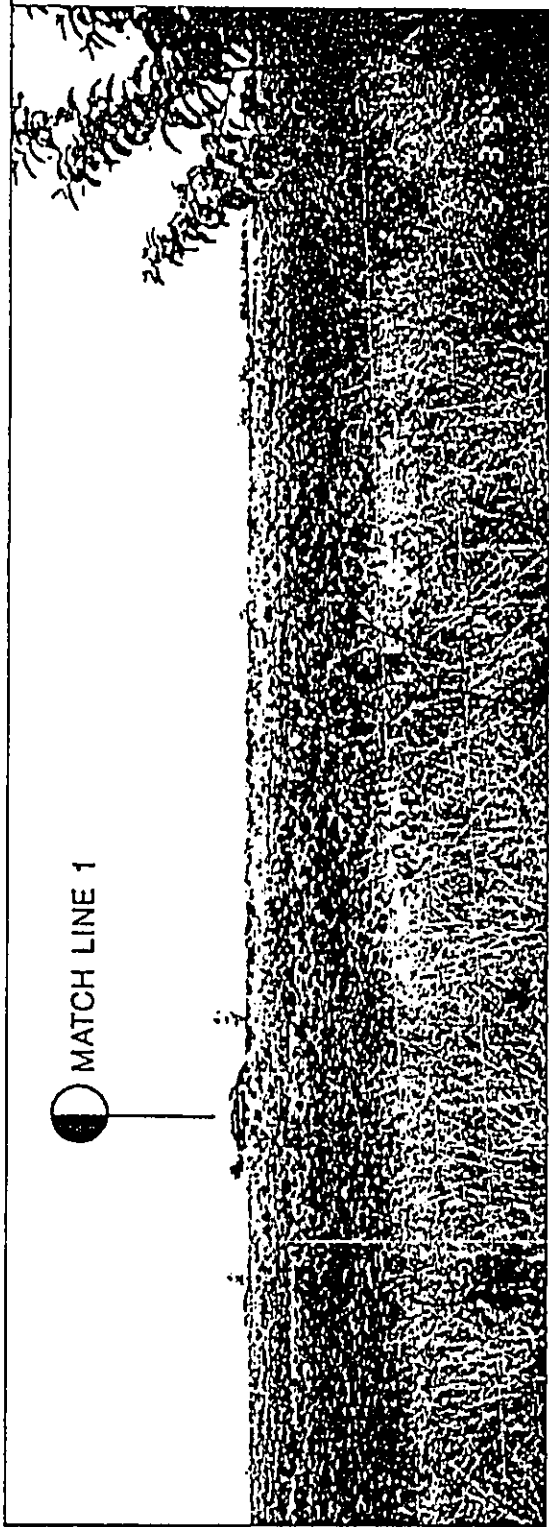


FIGURE 20. SITE 1 - HANAIEI AREA

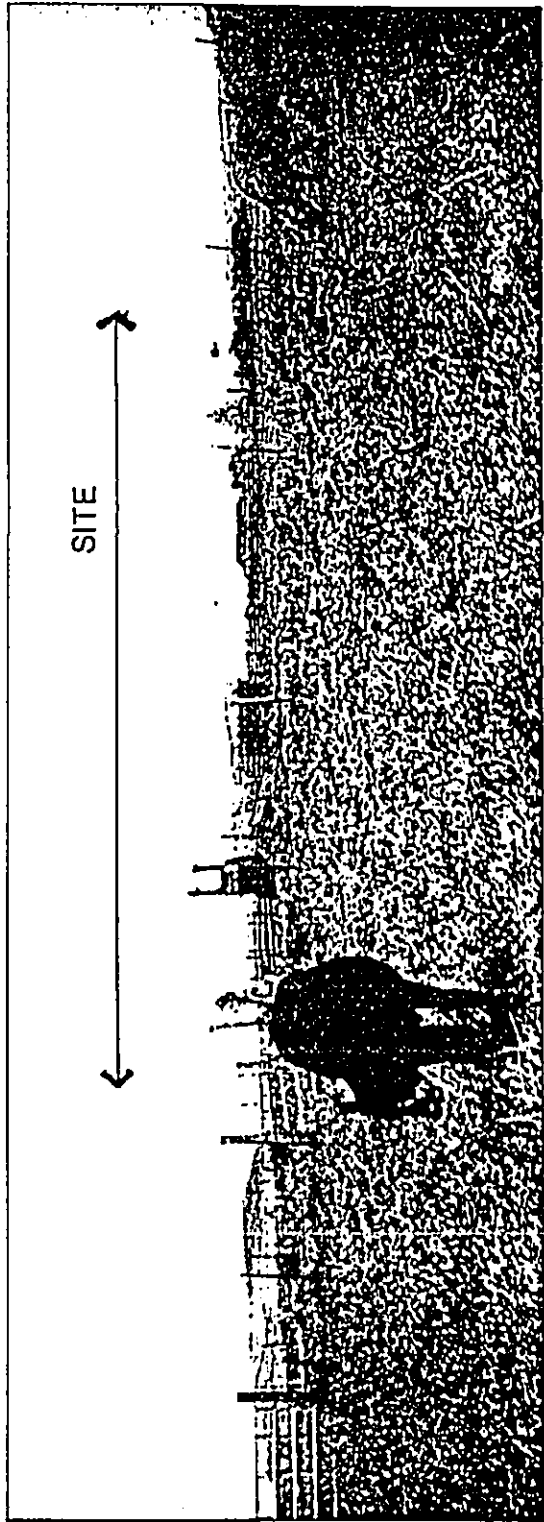


FIGURE 21. SITE 1 - HANAIEI AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

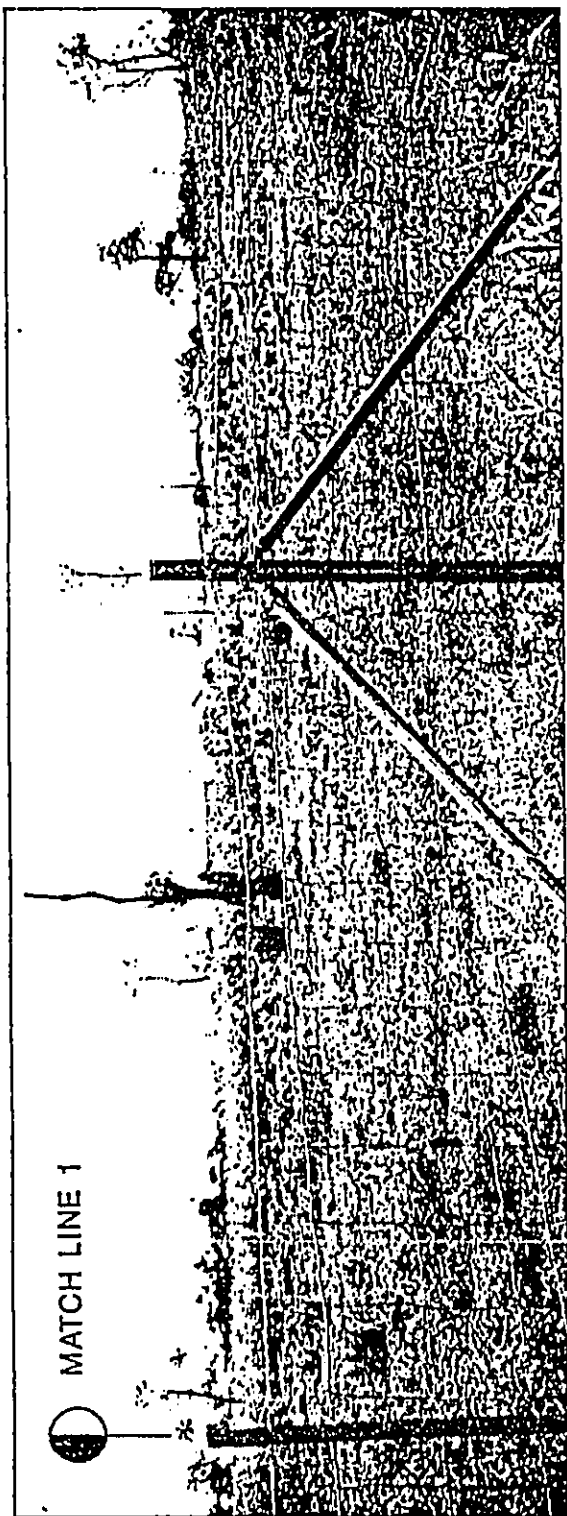


FIGURE 22. SITE 2 - KILAUEA AREA

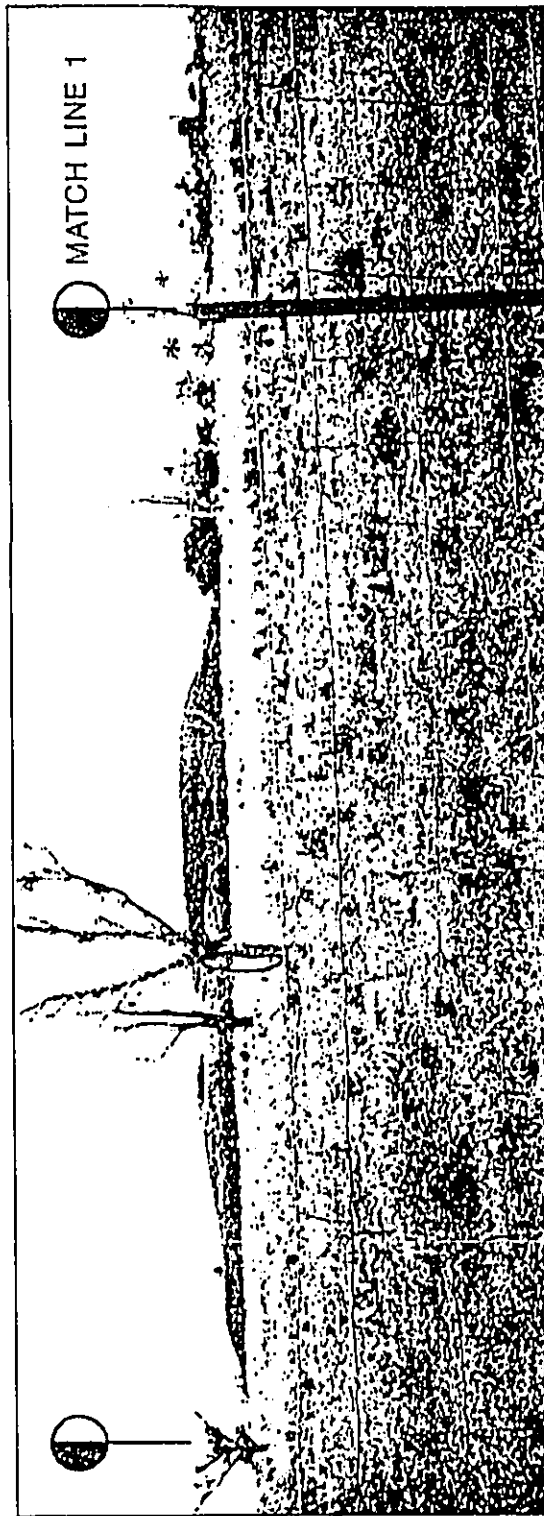


FIGURE 23. SITE 2 - KILAUEA AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

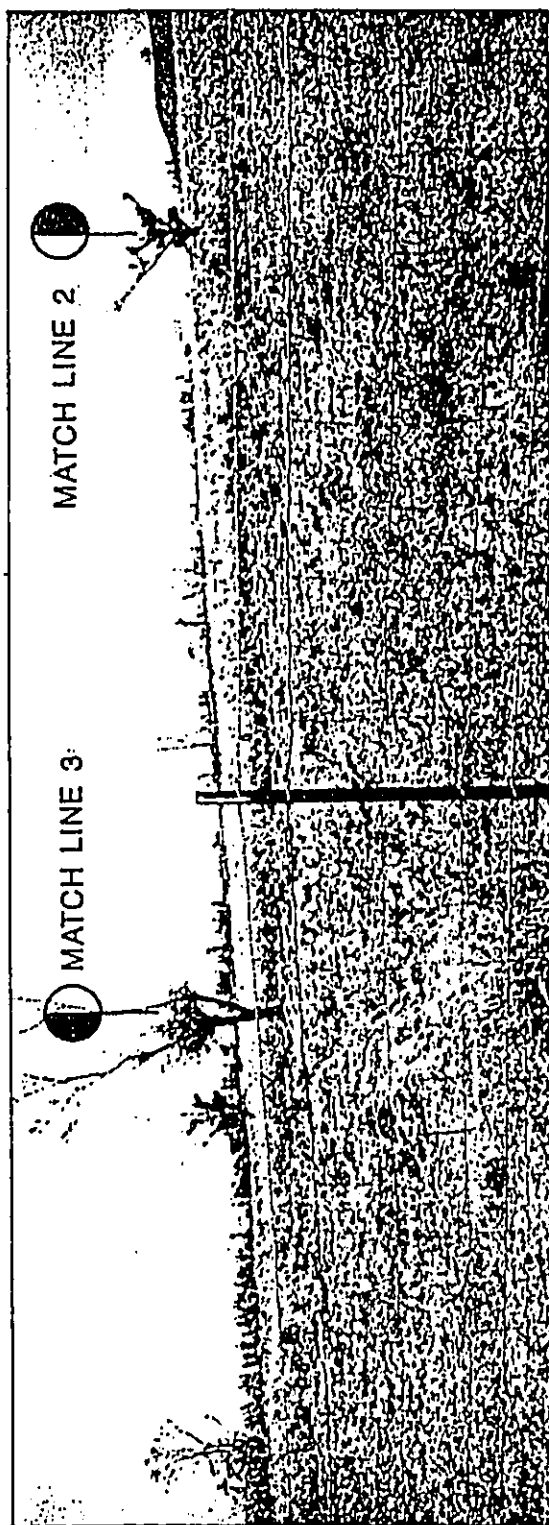


FIGURE 24. SITE 2 - KILAUEA AREA

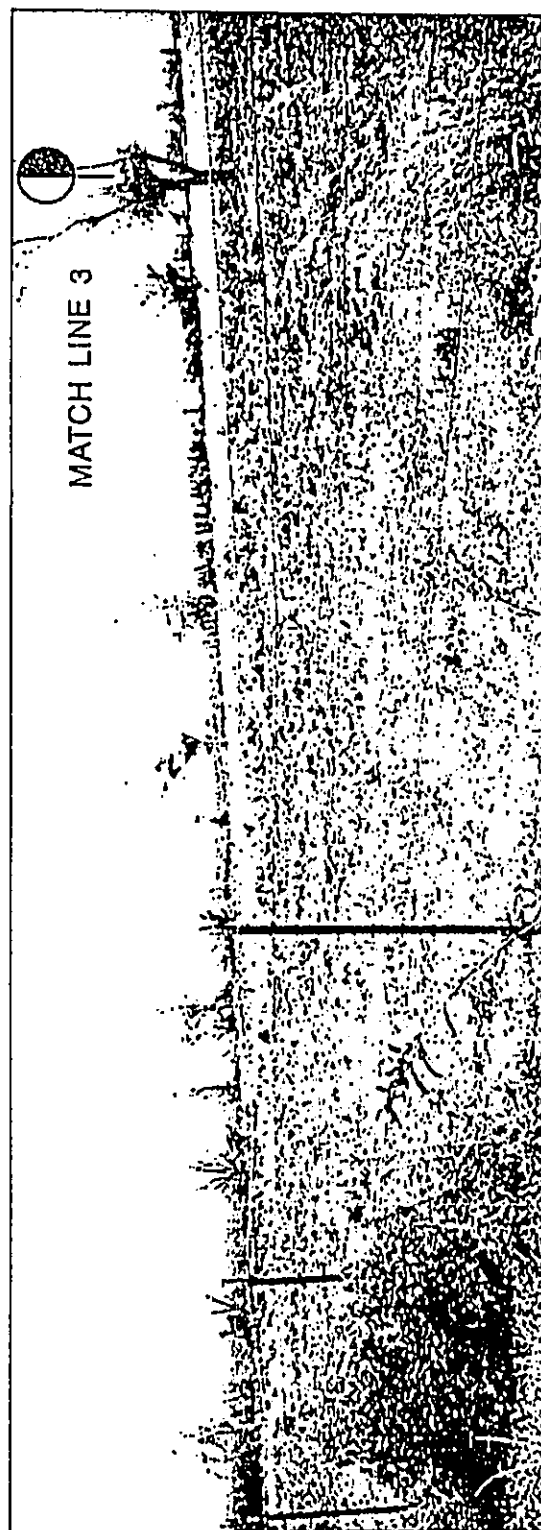


FIGURE 25. SITE 2 - KILAUEA AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School



ACCESS ROAD

FIGURE 26. SITE 2 - KILAUEA AREA

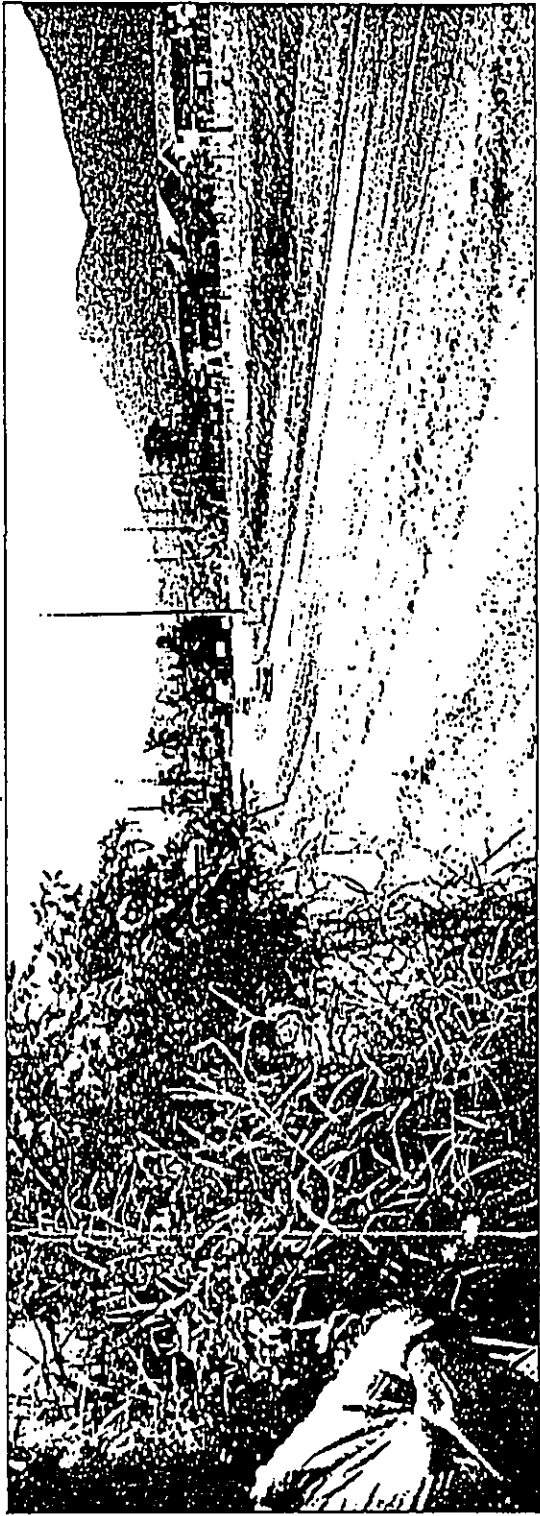


FIGURE 27. SITE 2 - KILAUEA AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School

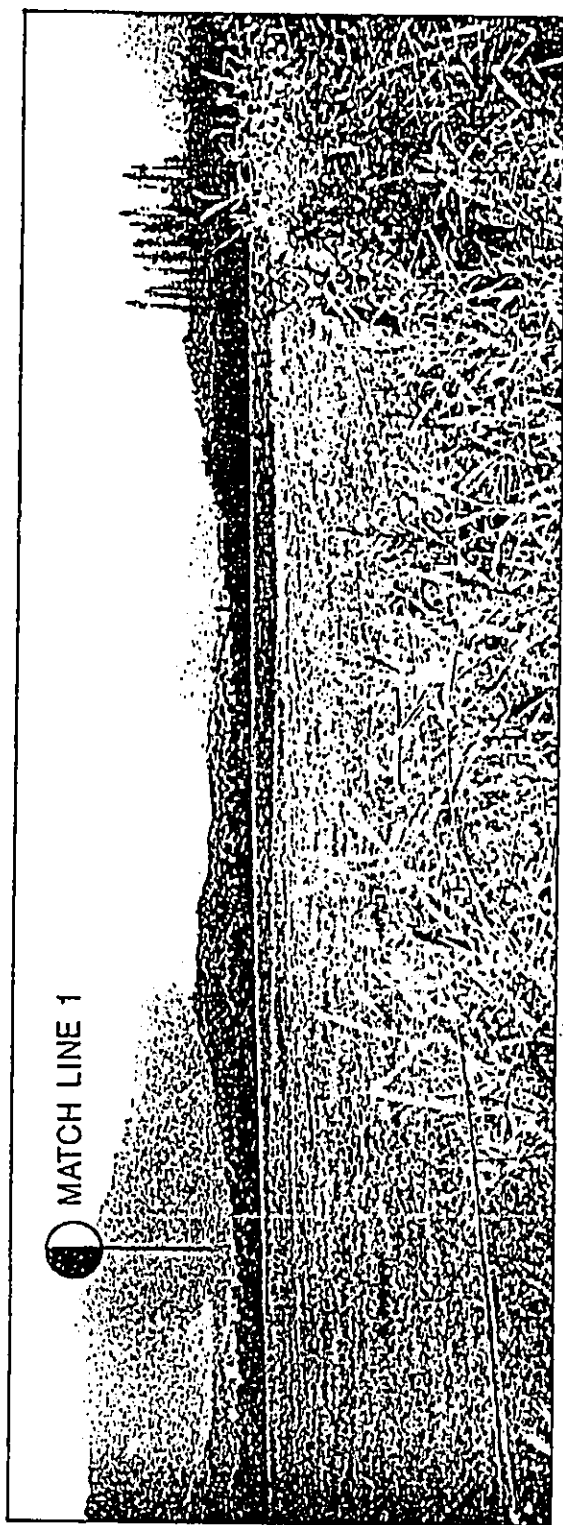


FIGURE 28. SITE 3 -- KILAUEA RANCH AREA

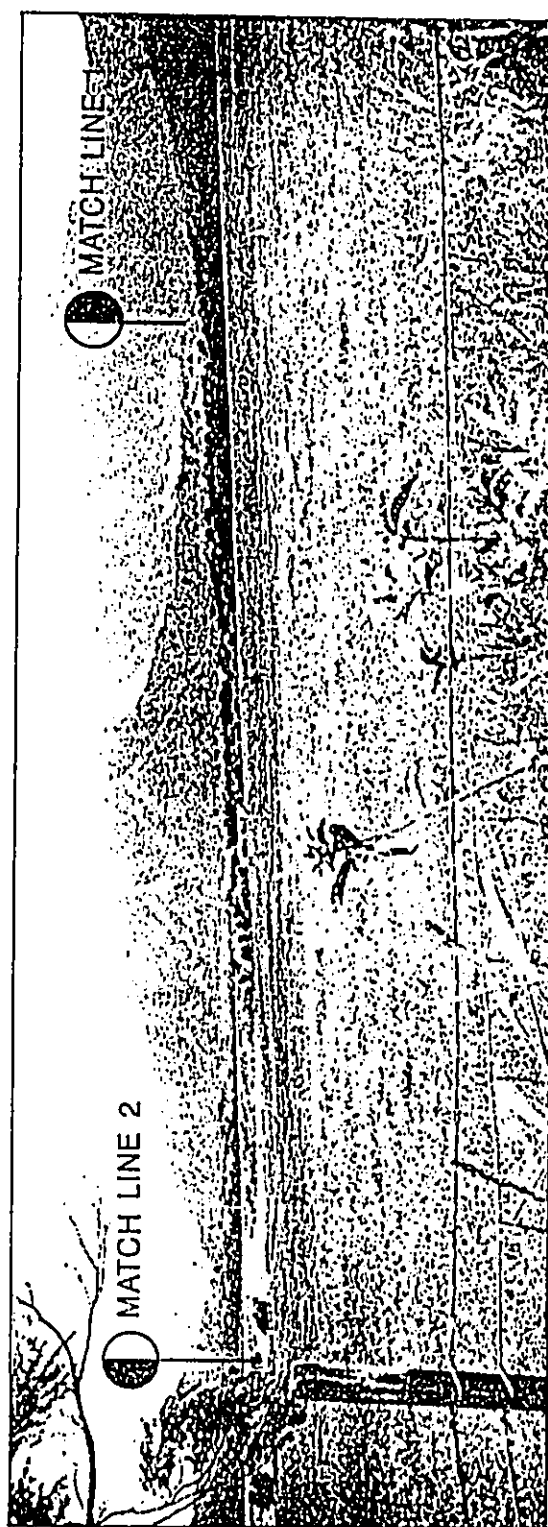


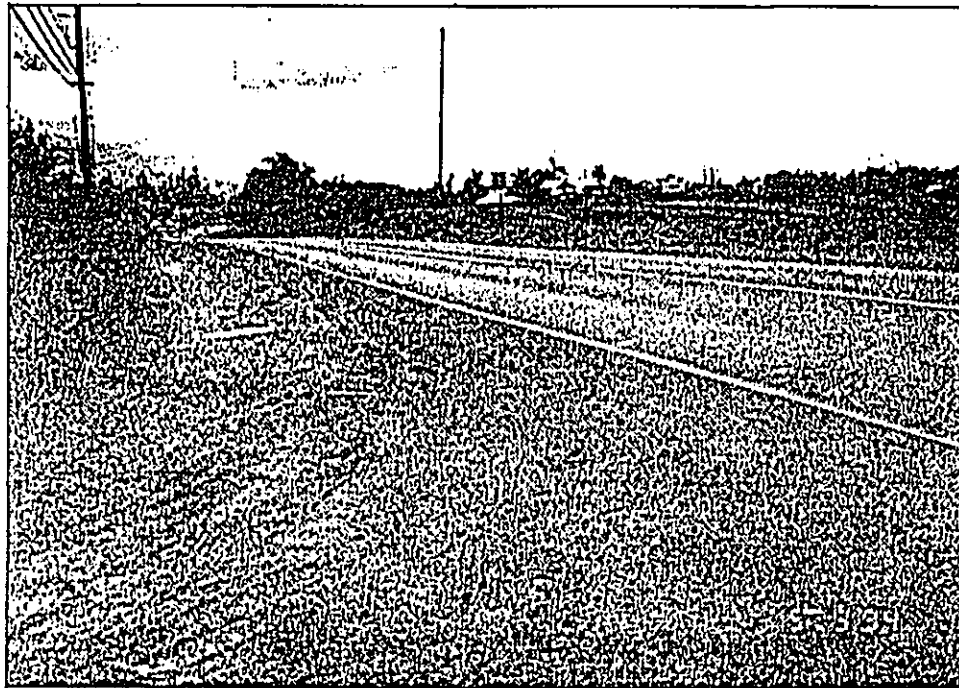
FIGURE 29. SITE 3 -- KILAUEA RANCH AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School



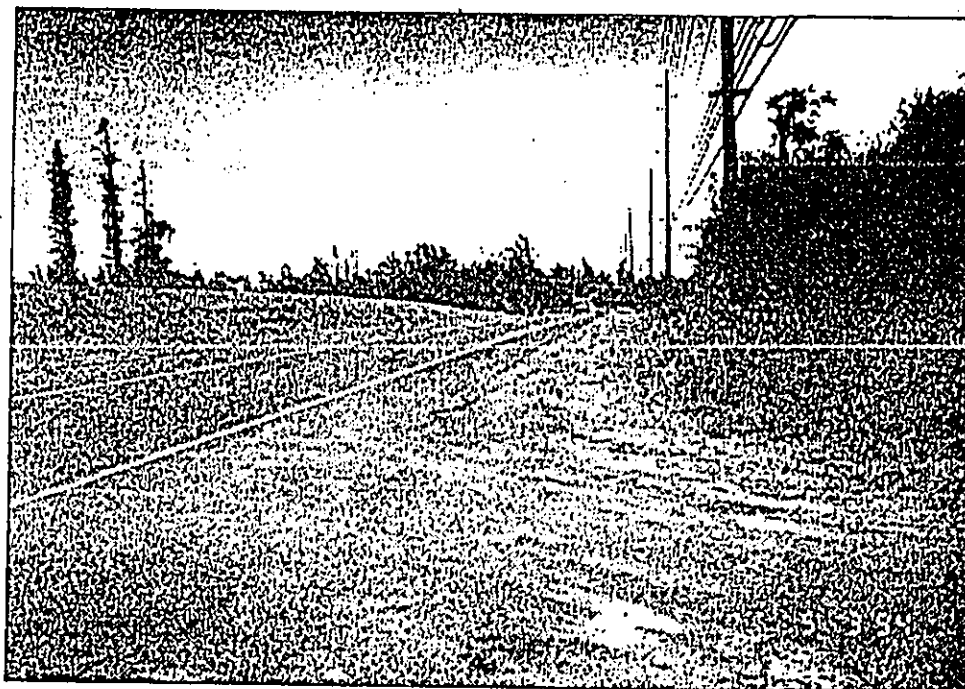
FIGURE 30. SITE 3 - KILAUEA RANCH AREA

EIS/SITE SELECTION FOR
New Hanalei Middle School



ACCESS ROAD

FIGURE 31. SITE 3 - KILAUEA RANCH AREA



ACCESS ROAD

FIGURE. 32. SITE 3 - KILAUEA RANCH AREA

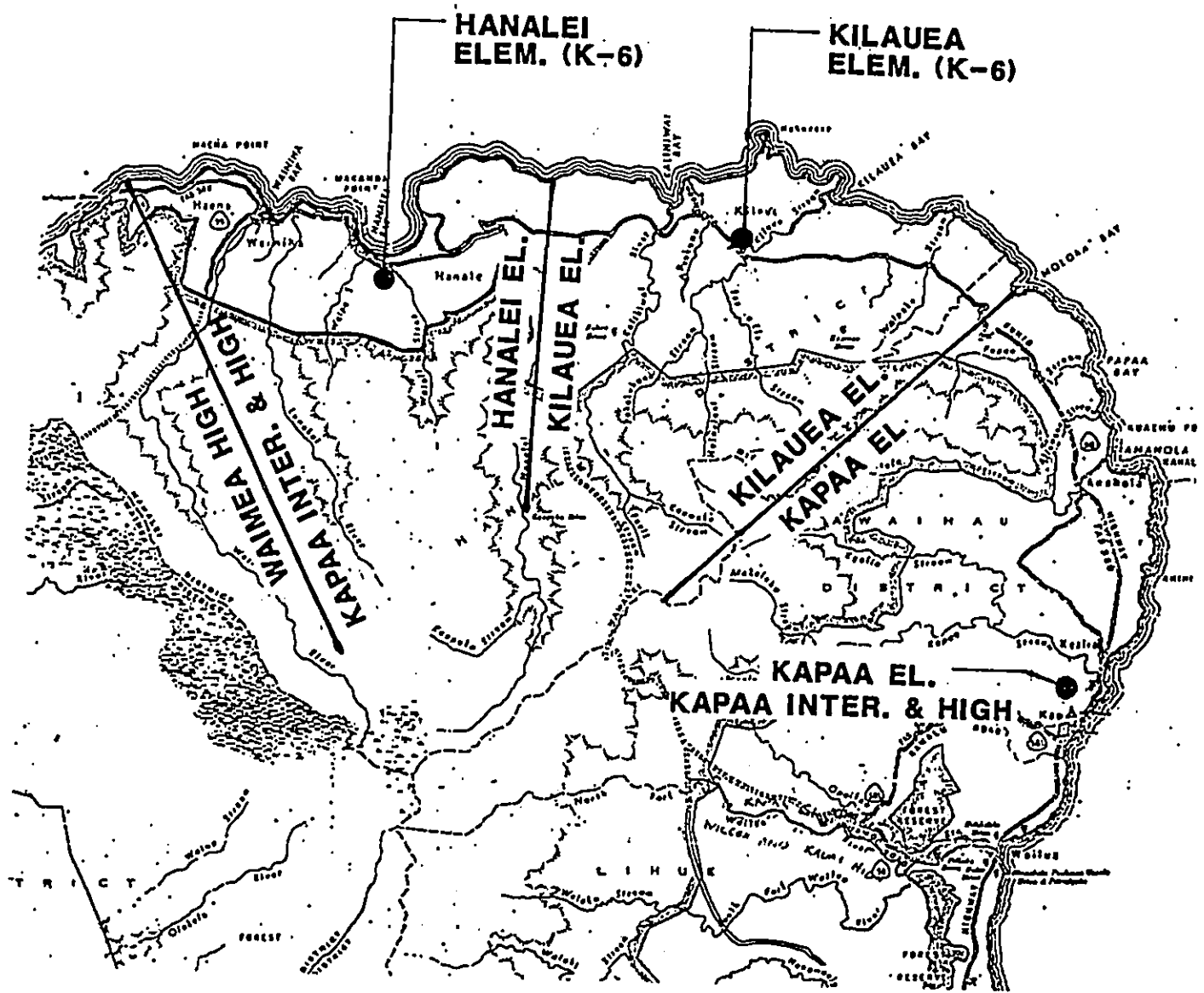


Figure 33: Hanalei Middle School Service Area Location Map

FACILITIES ASSESSMENT AND DEVELOPMENT SCHEDULE
Facilities Branch, Office of Business Services

DATE August 6, 1991

SCHOOL Hanalei Intermediate School GRADE ORGANIZATION 6-8

DISTRICT Kauai COMPLEX Kapaa

PREPARED BY JB REVIEWED BY _____
(District Superintendent)

Date

PURPOSE: This information is provided to assist the principal and the District in determining the school's facilities requirements as it may relate to the enrollment projected for the school. Please use as a guide in determining CIP needs on a timely basis. Will be updated as required.

1. CAMPUS DEVELOPMENT PLAN

Architect/Planner _____

Date Prepared _____

Comments: Hanalei Intermediate is a new school and no Master Plan
exists at this time. Recommend preparation of Master Plan.

2. ENROLLMENT INFORMATION

Actual Enrollment ---- Date ----

Projected Enrollment 150 19 97 to 19 98
____ 19 ____ to 19 ____
____ 19 ____ to 19 ____
____ 19 ____ to 19 ____
____ 19 ____ to 19 ____
____ 19 ____ to 19 ____

Design Enrollment 300 Date Established 5/91 OBS

Peak Enrollment 330

Figure 34 (11 Sheets)

FEB 18 1994

3. INVENTORY INFORMATION

T.M.K. No. _____ Acres _____

T.M.K. No. _____ Acres _____

T.M.K. No. _____ Acres _____

Comments: Specific site is pending site selection study. Ed Spec = 7 acres minimum and 12 acres maximum. Adjoining County Park is desirable. Site subject to percentage land area suitable for meeting accessibility standards (UFAS).

b. Classroom summary:

BLD'G I.D.	ROOM NAME	DATE COMP	EXIST'G SQ. FT.	ED. SPEC. SQ. FT.	PERCENT ED. SPEC	REMARKS
N/A	N/A	N/A	N/A	N/A	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	

c. Support Facilities:

Administration

Bldg. Designation A Existing ---- Sq.ft.
Year Constructed ---- Ed. Spec. 3416 Sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date.

Library

Bldg. Designation B Existing ---- sq.ft.
Year Constructed ---- Ed. Spec. 6533 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date.

Food Service

Bldg. Designation C Year Constructed ----
Kitchen Type Conventional Existing ---- sq.ft.
Ed. Spec. 2365 sq.ft.
100 Percent (%) of Ed. Spec.
Dining Area Student/Staff Existing ---- sq.ft.
Ed. Spec. 2255 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date.

Student Dining: 2000 Sqft

Staff Dining : 255 Sqft

c. Support Facilities:

Others : Custodial Service Center

Bldg. Designation ---- Existing ---- sq.ft.
Year Constructed ---- Ed. Spec. 251 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date along with and
connected to the Food Service Facility.

Others : Computer Resource Center

Bldg. Designation ---- Existing ---- sq.ft.
Year Constructed ---- Ed. Spec. 900 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date along with and included
in a classroom building.

Others : Faculty Center

Bldg. Designation ---- Existing ---- sq.ft.
Year Constructed ---- Ed. Spec. 770 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date along with and included
in a classroom building.

Others : P.E. Locker/Shower (boys and girls)

Bldg. Designation ---- Existing ---- sq.ft.
Year Constructed ---- Ed. Spec. 4228 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date.

c. Support Facilities:

Others : P.E. Playfield (boys and girls)

Bldg. Designation ---- Existing ---- sq.ft.
Year Constructed ---- Ed. Spec. 165,000 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date.

Others : Paved Playcourt

Bldg. Designation ---- Existing ---- sq.ft.
Year Constructed ---- Ed. Spec. 9504 sq.ft.
100 Percent (%) of Ed. Spec.

Comments To be constructed at a later date.

Others : Staff Parking

Bldg. Designation ---- Existing ---- Stalls
Year Constructed ---- Ed. Spec. 19 Stalls
100 Percent (%) of Ed. Spec.

Comments One marked stall per 16 students enrolled.

Others : Visitors Parking

Bldg. Designation ---- Existing ---- Stalls
Year Constructed ---- Ed. Spec. 4 sq.ft.
100 Percent (%) of Ed. Spec.

Comments Provide additional marked parking stalls as required by
County of Kauai land use ordinances.

4. Classroom Utilization Report Dated N/A

Classroom Count _____

Regular Teachers _____ Classrooms Required _____

Special Ed. Teachers _____ Classrooms Required _____

Suppl. Teachers _____ Classrooms Required _____

Tutors/Others _____ Classrooms Required _____

TOTAL _____

TOTAL _____

Comments _____

5. Existing Capacity of School (Vol III, OBS Fac.) N/A Students

6. Classroom requirements for design enrollment of 300

Regular, K-2: Students _____ / 20 = _____ Teachers = _____ Classrooms

Regular, 3-12: Students 288 / 25 = 12 Teachers = 12 Classrooms

Special Ed. : Students 12 / 12 = 1 Teachers = 1 Classrooms

10% Suppl. CR allowance: Regular & Special CR x 10% = 1 Classrooms

Peak Allowance: 10% of Regular & Special Classrooms = 1 Classrooms

Total required for design enrollment = 15 Classrooms*

* 10% of classrooms (other than peak) must be in portables.
Classrooms for peak enrollment must be portables.

No. of permanent classrooms 13

No. of portable classrooms 2

7. Facilities Assessment and Needs:

An analysis of the types of projects which are within the current educational Specifications (See Attachment No. A for details).

8. Capital Improvement Program Projects:

A suggested list of projects considered for this school. Project scope and matrix priority number listed for your information. When available, the school master plan will be used with revisions as necessary.
(See Attachment No. _____)

Hanalei Intermediate School
Design Enrollment : 300

Attachment "A"
Page 1 of 3

FACILITIES SUMMARY: (August 6, 1991)

<u>FACILITIES TYPE</u>	<u>REQUIREMENTS</u> sf / facility	<u>EXISTING</u> facilities	<u>REMARKS</u>
CLASSROOMS:			
General Classrooms			
Permanent	8 @ 900 sf		
Portables	2 @ Std sf		
Special Education			
Self Contained	@ 1751 sf		
Resource	1 @ 810 sf		
Itinerant	@ 330 sf		
			Non-classroom
Agricultural Arts			
Classroom	960		
Horticulture Lab	544		
Lath House	800		
Greenhouse	800		
Mist Box	32		
Fertilizer			
Insecticide Room	80		
Equipment Shed	168		
Oil & Gas Storage	72		

Total Agriculture	@ 3456 sf		
Art Education			
General Art	1 @ 1912 sf		
Business Education			
Shorthand/Typing	@ 1376 sf		
Home Economics			
Combined			
Family Living			
Food & Textiles	@ 1895 sf		
Industrial Education			
Wood/Metals Lab	1 @ 3388 sf		
Music			
Choral/Band	1 @ 3417 sf		

.....Intermediate School
Design Enrollment : 500

Attachment "A"
Page 2 of 3

<u>FACILITIES TYPE</u>	<u>REQUIREMENTS</u> sf / facility	<u>EXISTING</u> facilities	<u>REMARKS</u>
Science			
General Science	1 @ 1600 sf		
SUPPORT FACILITIES:			
Administration	1 @ 3416 sf		
Library	1 @ 6533 sf		
Food Service			
Kitchen	1 @ 2365 sf		
Student Dining	1 @ 2000 sf		
Staff Dining	1 @ 255 sf		
Custodial Center	1 @ 251 sf		
Computer Resource	1 @ 900 sf		
Foreign Languages			
Language Lab	@ 890 sf		
Faculty Center	1 @ 770 sf		
P.E. Locker/Shower	1 @ 4228 sf		
P.E./ Athletics			
Playfield	1 @ 165000 sf		
Paved Court	1 @ 9504 sf		
Parking			
Staff Stalls	19 Marked Stalls		
Visitors Stalls	4 Marked Stalls		
Additional Stalls	As required by Land Use Ordinances.		

NOTES:

1. This school qualifies for covered walkways.
2. All work shall conform to all Federal, State of Hawaii, and County of Kauai: laws, codes, ordinances, rules, and regulations.

Hanalei Intermediate School
Design Enrollment : 300

Attachment "
Page 1 of 2

FACILITIES SUMMARY: (August 6, 1991)

<u>FACILITIES TYPE</u>	<u>REQUIREMENTS</u> sf / facility	<u>EXISTING</u> facilities	<u>REMARKS</u>
CLASSROOMS:			
General Classrooms			
Permanent	8 @ 900 sf		
Portables	2 @ Std sf		
Special Education			
Self Contained	@ 1751 sf		
Resource	1 @ 810 sf		
Itinerant	@ 330 sf		
Non-classroom			
Agricultural Arts			
Classroom	960		
Horticulture Lab	544		
Lath House	800		
Greenhouse	800		
Mist Box	32		
Fertilizer			
Insecticide Room	80		
Equipment Shed	168		
Oil & Gas Storage	72		
Total Agriculture	----- @ 3456 sf		
Art Education			
General Art	1 @ 1912 sf		
Business Education			
Shorthand/Typing	@ 1376 sf		
Home Economics			
Combined			
Family Living			
Food & Textiles	@ 1895 sf		
Industrial Education			
Wood/Metals Lab	1 @ 3388 sf		
Music			
Choral/Band	1 @ 3417 sf		

Hanalei Intermediate School
Design Enrollment : 300

Attachment "A"
Page 2 of 2

<u>FACILITIES TYPE</u>	<u>REQUIREMENTS</u> sf / facility	<u>EXISTING</u> facilities	<u>REMARKS</u>
Science			
General Science	1 @ 1600 sf		
SUPPORT FACILITIES:			
Administration	1 @ 3416 sf		
Library	1 @ 6533 sf		
Food Service			
Kitchen	1 @ 2365 sf		
Student Dining	1 @ 2000 sf		
Staff Dining	1 @ 255 sf		
Custodial Center	1 @ 251 sf		
Computer Resource	1 @ 900 sf		
Foreign Languages			
Language Lab	@ 890 sf		
Faculty Center	1 @ 770 sf		
P.E. Locker/Shower	1 @ 4228 sf		
P.E./ Athletics			
Playfield	1 @ 165000 sf		
Paved Court	1 @ 9504 sf		
Parking			
Staff Stalls	19 Marked Stalls		
Visitors Stalls	4 Marked Stalls		
Additional Stalls	As required by Land Use Ordinances.		

NOTES:

1. This school qualifies for covered walkways.
2. All work shall conform to all Federal, State of Hawaii, and County of Kauai: laws, codes, ordinances, rules, and regulations.

Revised April 1991

Year Printed: 1991

PROGRAM DEVELOPMENT SCHEDULE
GRADE 7 - 8
SIX PERIODS PER DAY
HAHAIONE INTERMEDIATE SCHOOL
PRINTED (M/d): 08/06

9. Ed. 192/25	8	CRS
Sec. Ed. 8/12	1	CRS
Supplemental	1	CRS
Peak Enrollment	1	CRS
Total	11	CRS

FOUNDATION PROGRAM

DESIGN ENROLLMENT = 200

	CURRENT STAFFING	CREDIT REQUIREMENT	X-SIX PERIOD DAY	STAFFING PER FORMULA	SCHOOL ADJUSTMENT	TOTAL NO. OF CLASSROOMS	KIND OF CLASSROOM
A. COMMUNICATION							
1. Language Arts		4	16.7	1.34 = 1			General CR
2. Mathematics		2	16.7	1.34 = 1			General CR
3. Foreign Language							General CR
Subtotal			33.4	2			
B. HUMANITIES							
1. Social Studies		4	16.7	1.34 = 1			General CR
2. Fine Arts							
a. Art		1/2	4.15	0.33 = 1			Special CR*
b. Music		1/2	4.15	0.33 = 1			Special CR*
3. Guidance		1/2					General CR
Subtotal			25.0	3			
C. ENVIRONMENTAL							
1. Physical Ed.		1	8.4	0.67 = 1			General CR
2. Health		1/2	4.15	0.33 =			General CR
3. Practical Arts			8.4	0.67 = 1			
a. Business Ed.							Special CR*
b. Industrial Arts							Special CR*
c. Home Economics							Special CR*
d. Agriculture							Special CR*
4. Science		2	8.4	0.67 = 1			Special CR*
Subtotal			29.35	3			
D. TOTAL							
			87.75	8			
E. SPECIAL EDUCATION							
				1			Special CR*
F. MISCELLANEOUS							
1. Supplementary (10% total classrooms)				1			Portable CR
2. Voc. Tech.							Special CR*
3. Peak (10% of total classrooms)				1			Portable CR
4. Computer Res. Center				1			Non-classroom
GRAND TOTAL				11		11	

* - Specify on an attached sheet the type of classrooms required per Ed Specs.; e.g. in Science - 1 Biology, 1 Marine Science, 1 Chemistry, etc.

APPROVED:

APPROVED:

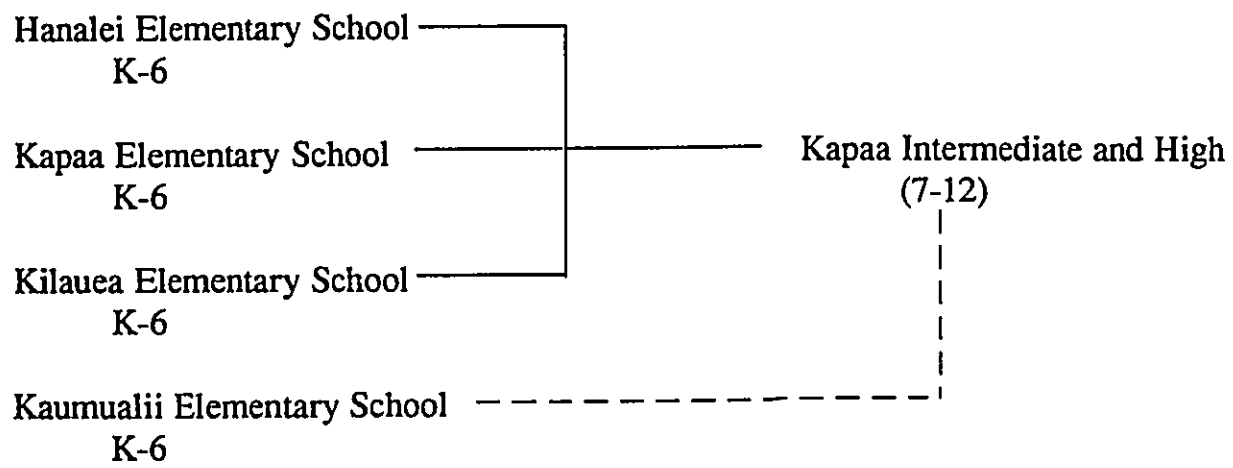
SCHOOL PRINCIPAL

DATE

DISTRICT SUPERINTENDENT

DATE

PRESENT STRUCTURE



FUTURE STRUCTURE

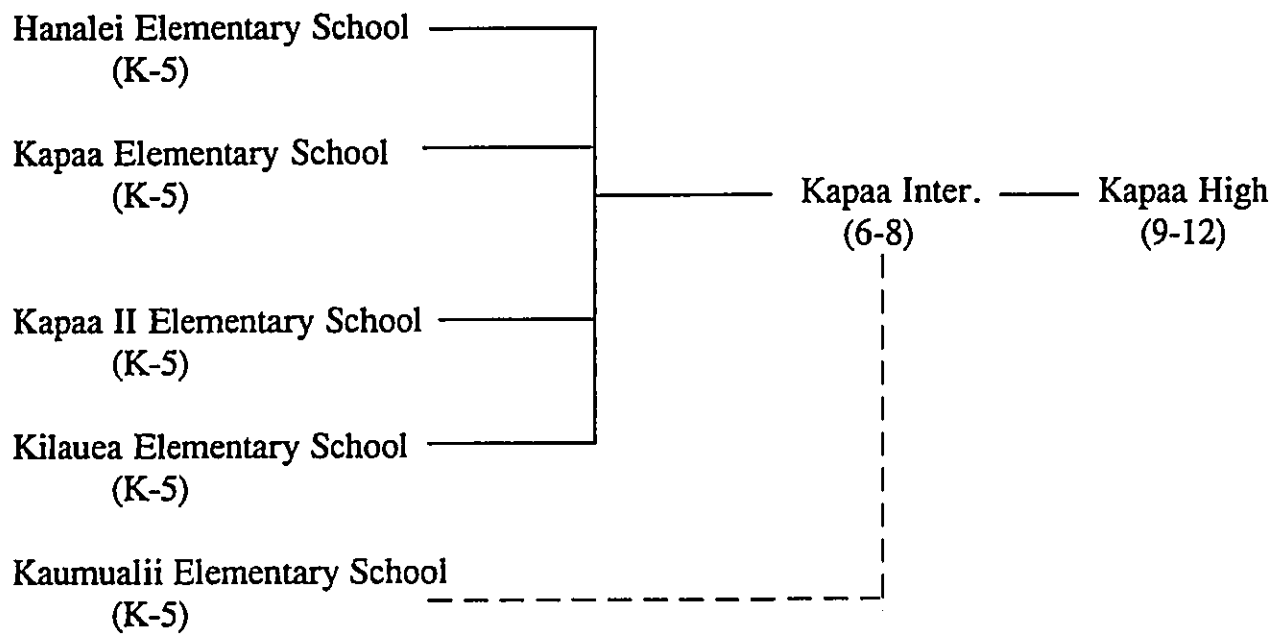
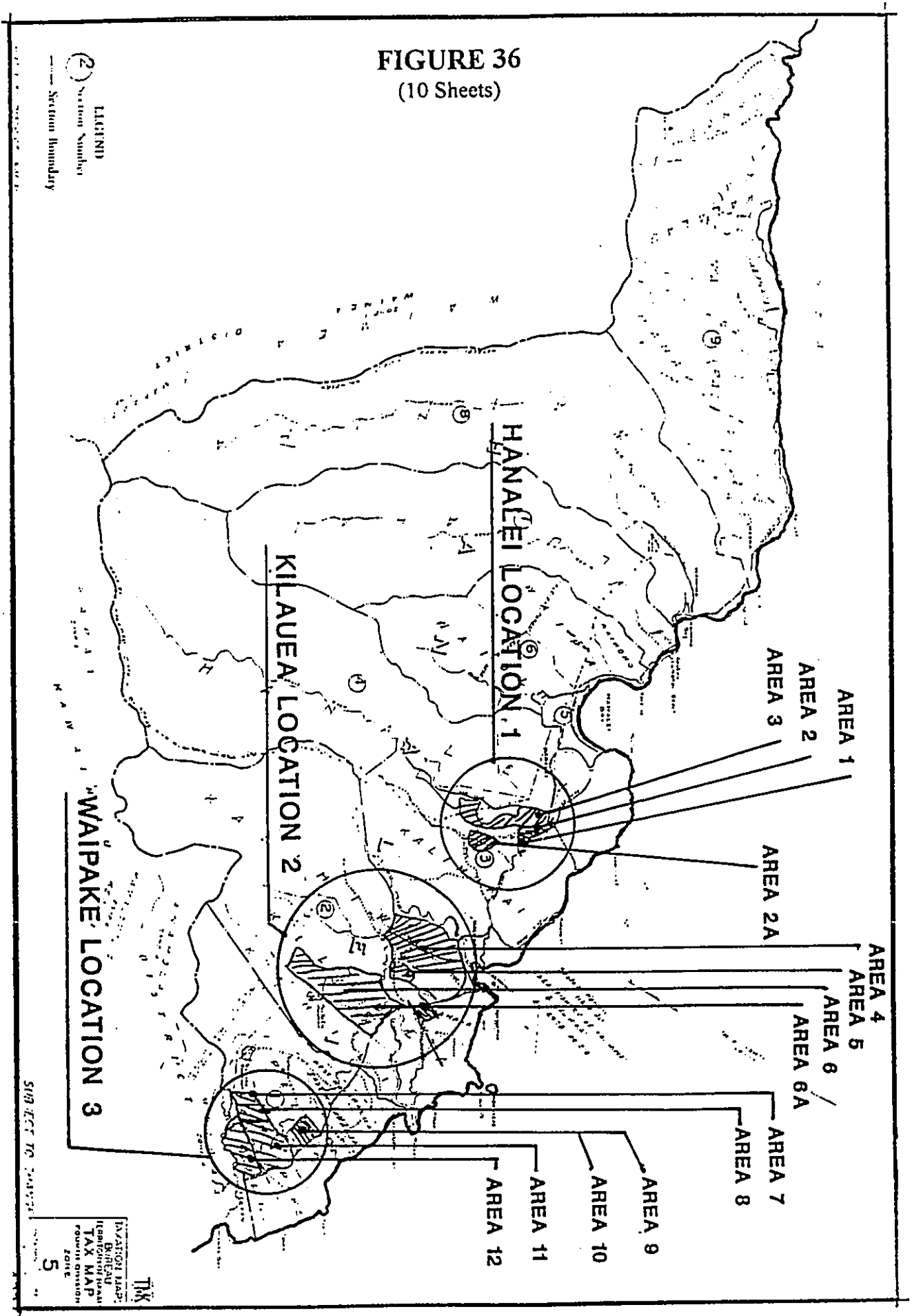
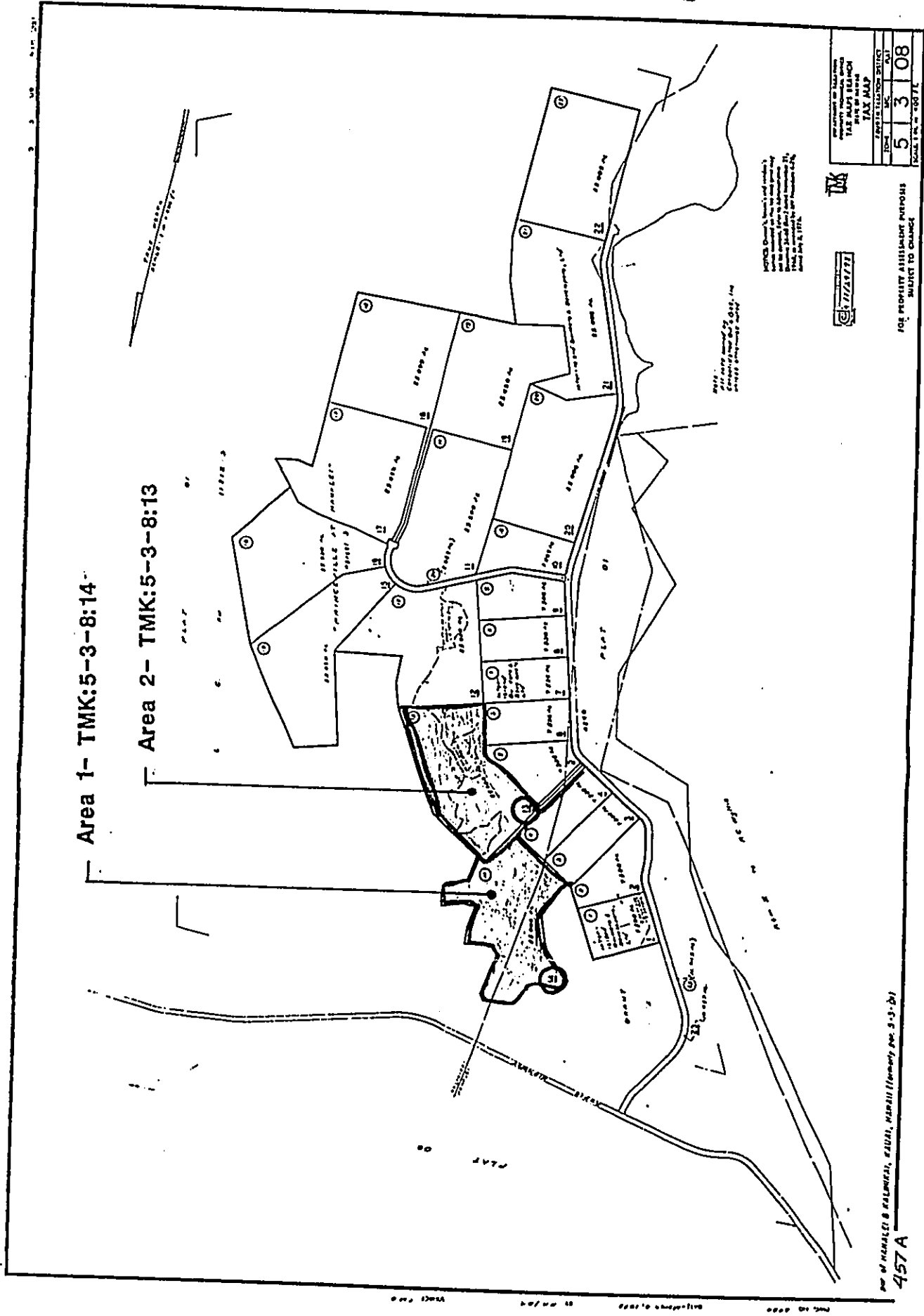
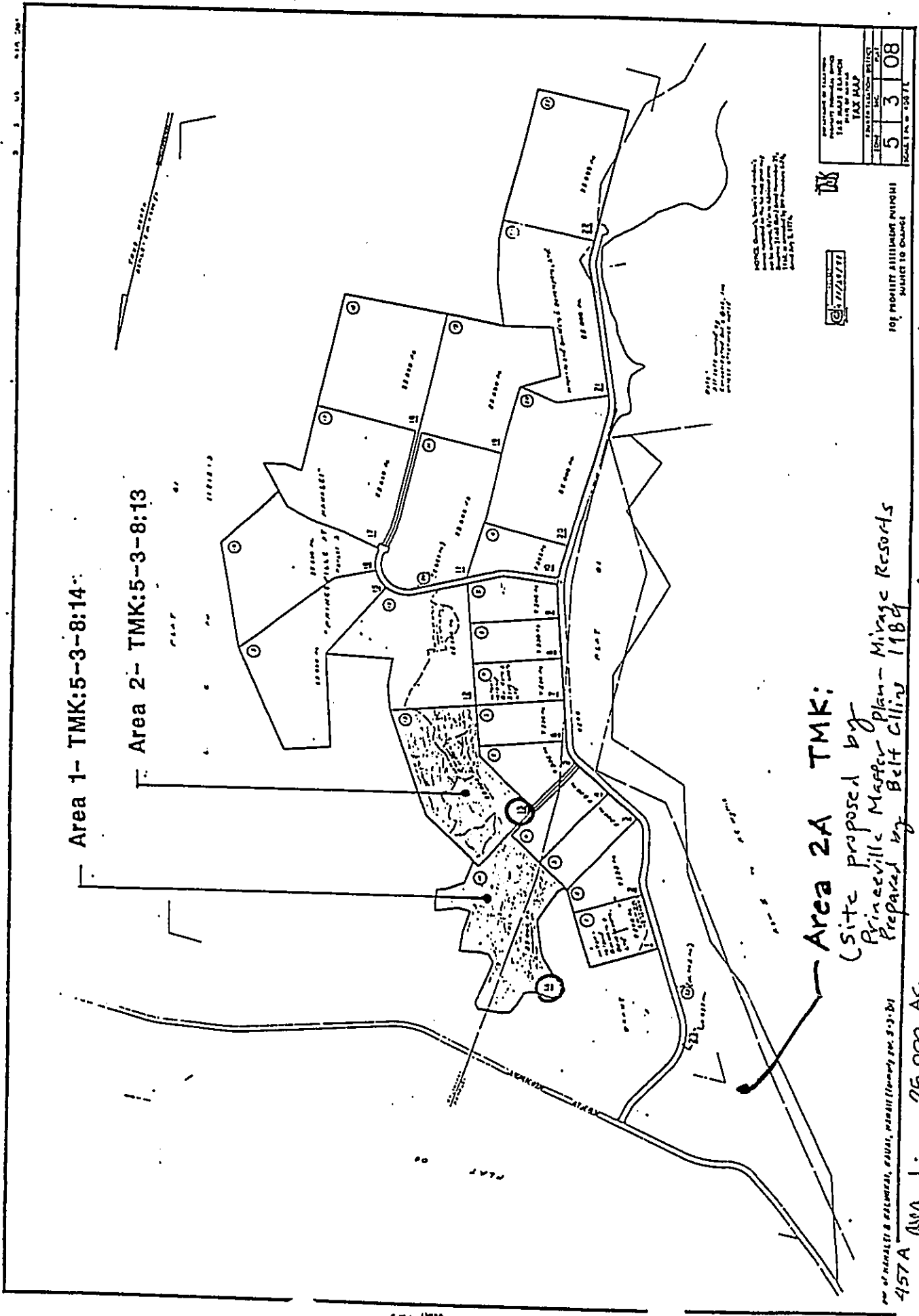


Figure 35: KAPAA COMPLEX FEEDER ORGANIZATION





HANALEI, A.P.A.



NO. OF LOTS	1
NO. OF ACRES	25.000
TAX MAP	5 3 08
DATE	11/24/77

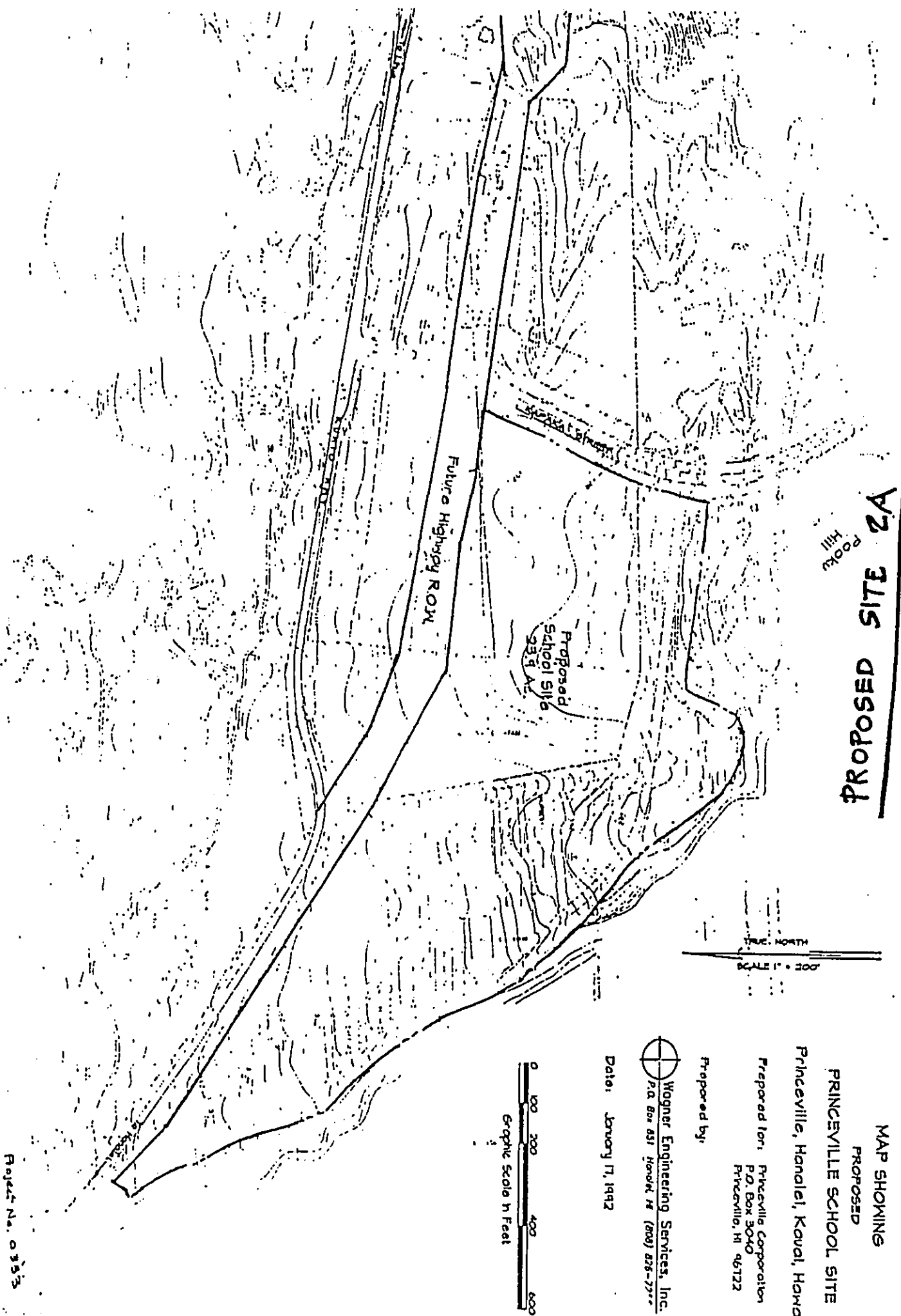
FOR PROPOSED ALLOTMENT PURPOSES
SUBJECT TO DOWNSIDE

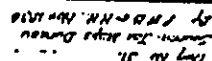
Area 2 - 25,000 AC.

20 ft. wide Ditch easement

Princeville @ Hanalei

Princeville @ Hanalei



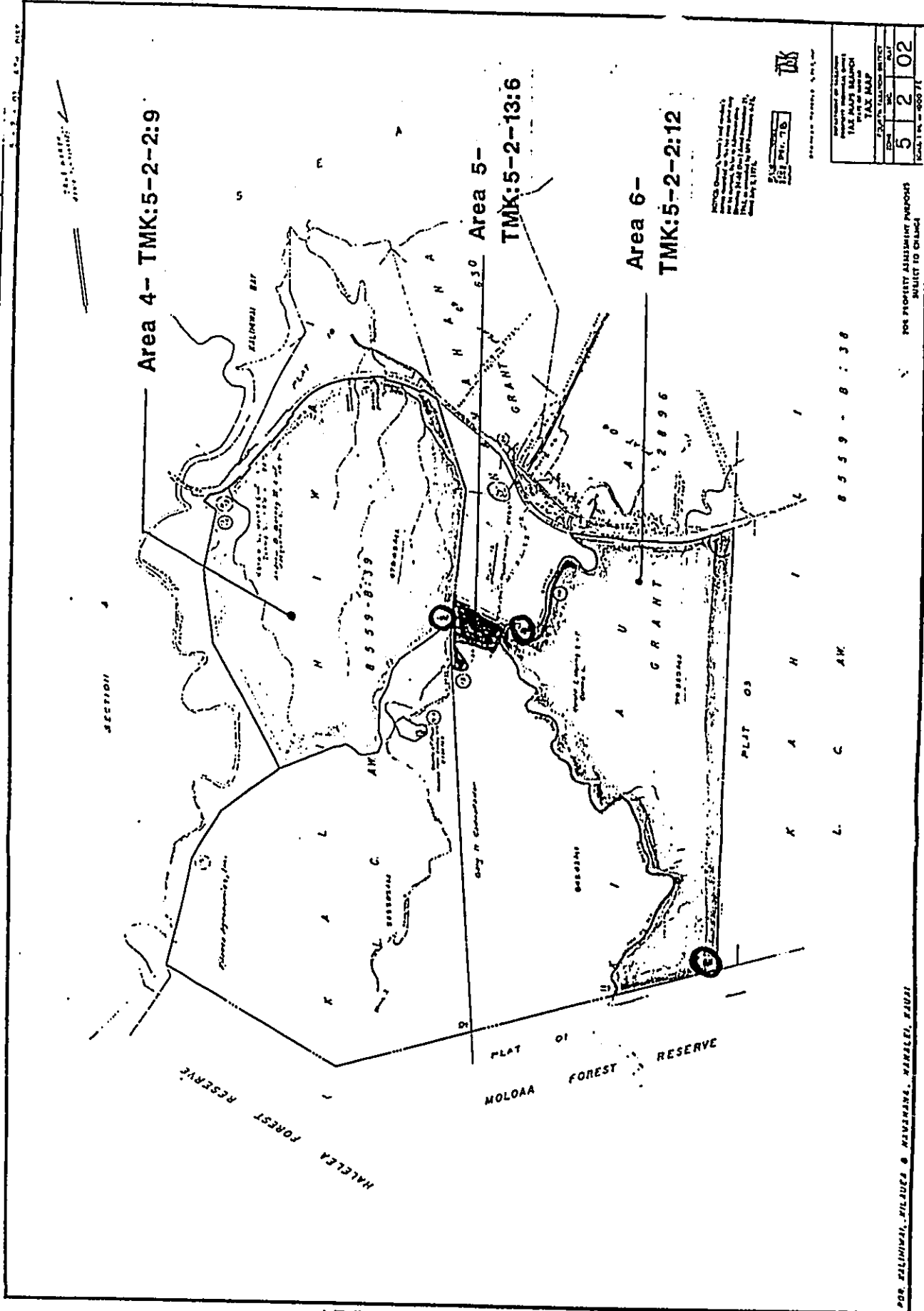


Pg. of Mandali - Kalimati o-ma; Mandali Kaval.

SUBJECT TO CHANGE

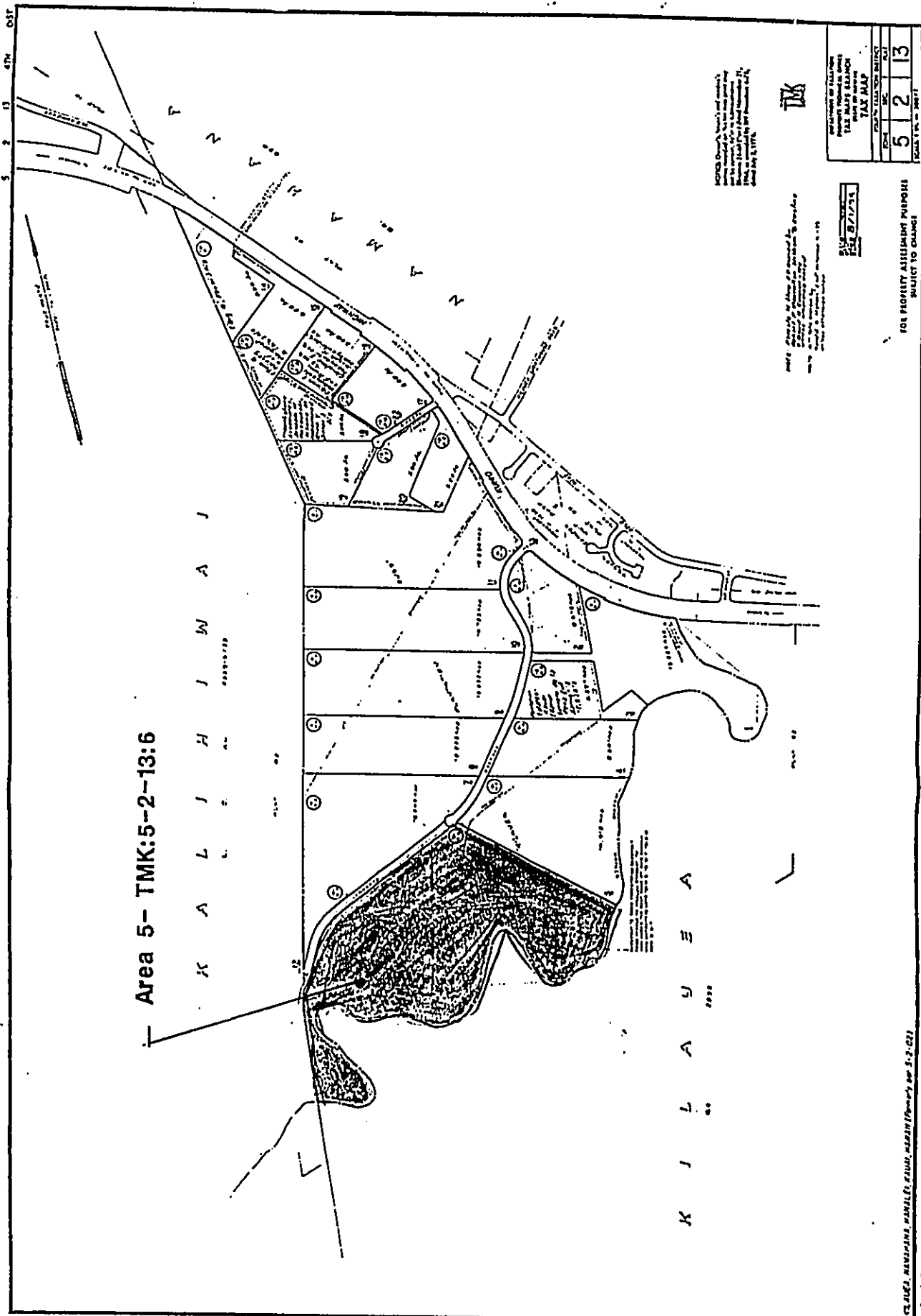
FOURTH DIVISION	ZONE	36	PLAT
5	3	01	
CONTAINING PAGES - 3			
SCALE 1" = 400'			
MATS - 451.			

KILAUEA AREA



KILAUEA AREA

Area 5- TMK:5-2-13:6



NOTES: (1) This map is a reproduction of the original map as filed in the Office of the County Engineer, Hawaii, and is not a survey. (2) The map is not to be used for any purpose other than for reference only. (3) The map is not to be used for any purpose other than for reference only.

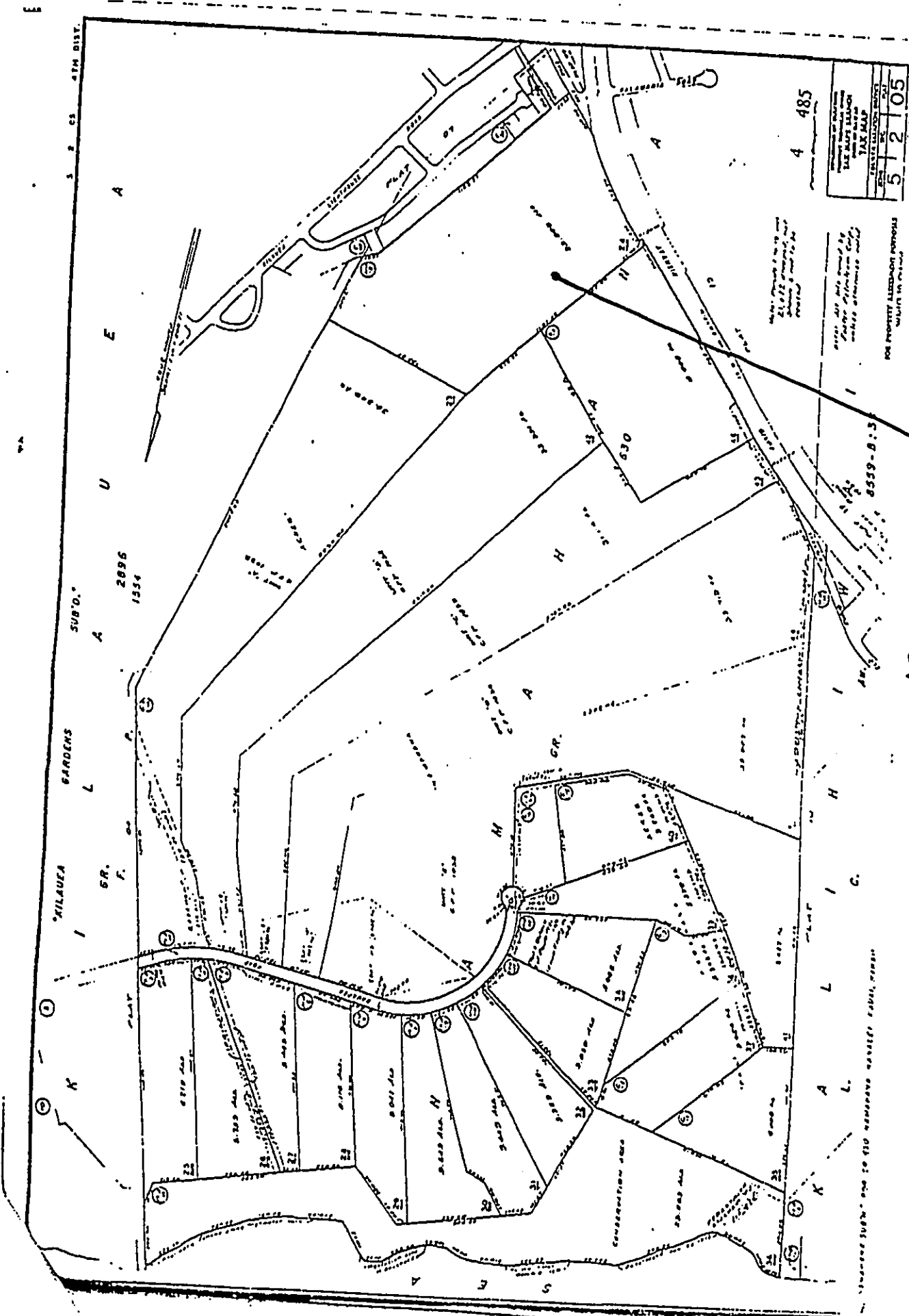
TMK

COUNTY OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND MANAGEMENT DIVISION TAX MAP			
5	2	13	6

FOR EIGHTY ATTACHED PAGES
SUBJECT TO CHANGE

CLAUDE BENJAMIN, MANAGER, KILAUEA, HAWAII (Form 5-2-02)

KILAUEA AREA



AREA 6A
TMK 5-2-05:24
28 ACRES

Rev'd
6/4/9~

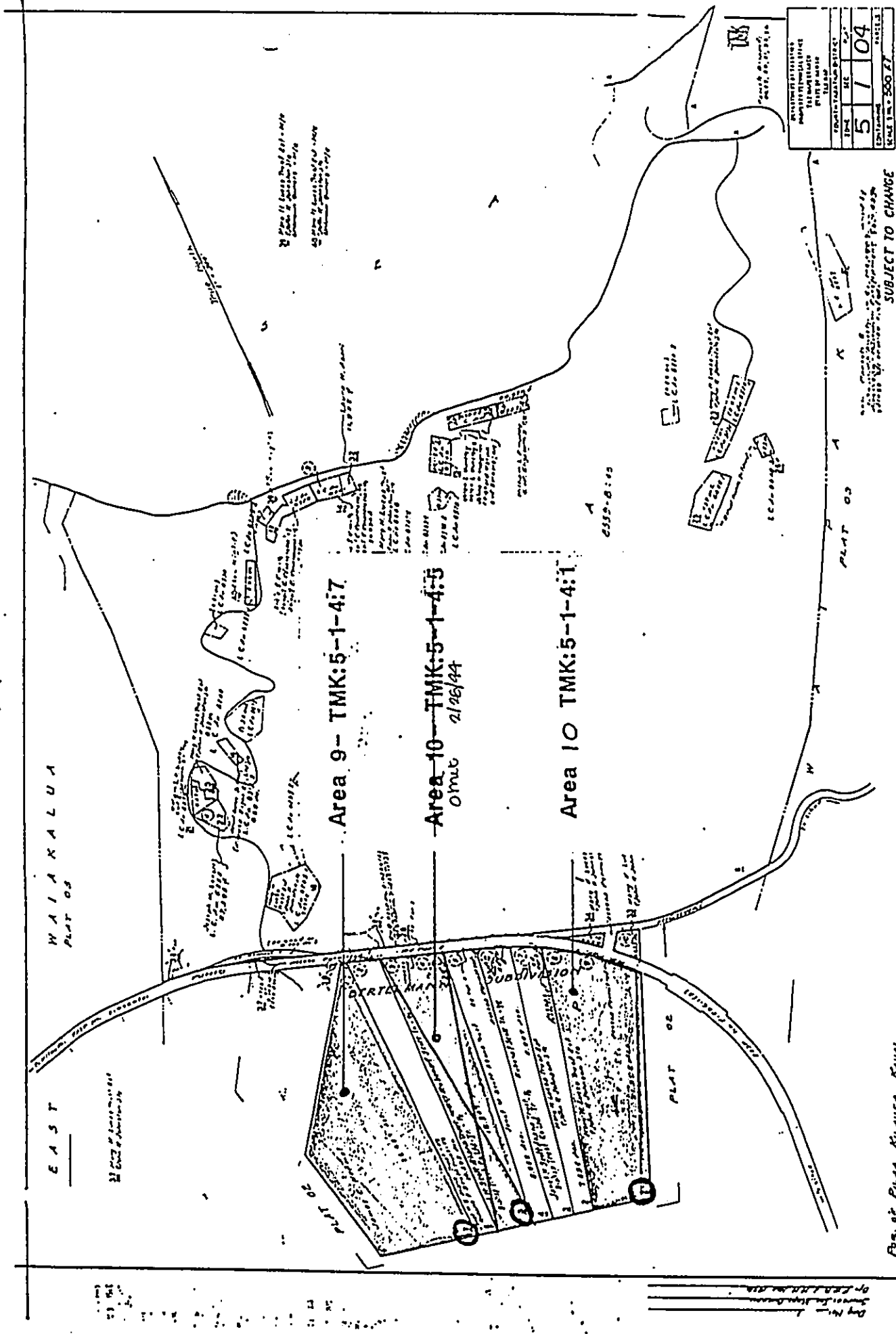
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100% MAP	100%
100% 2	100%
100% 04	100%

100% SURV	100%
100% MAP	100%
100% 2	100%
100% 05	100%

4 485

NOT PROPERTY ALLEGEDLY PORTUGAL
WILL BE IN THE

WAIPAKE AREA

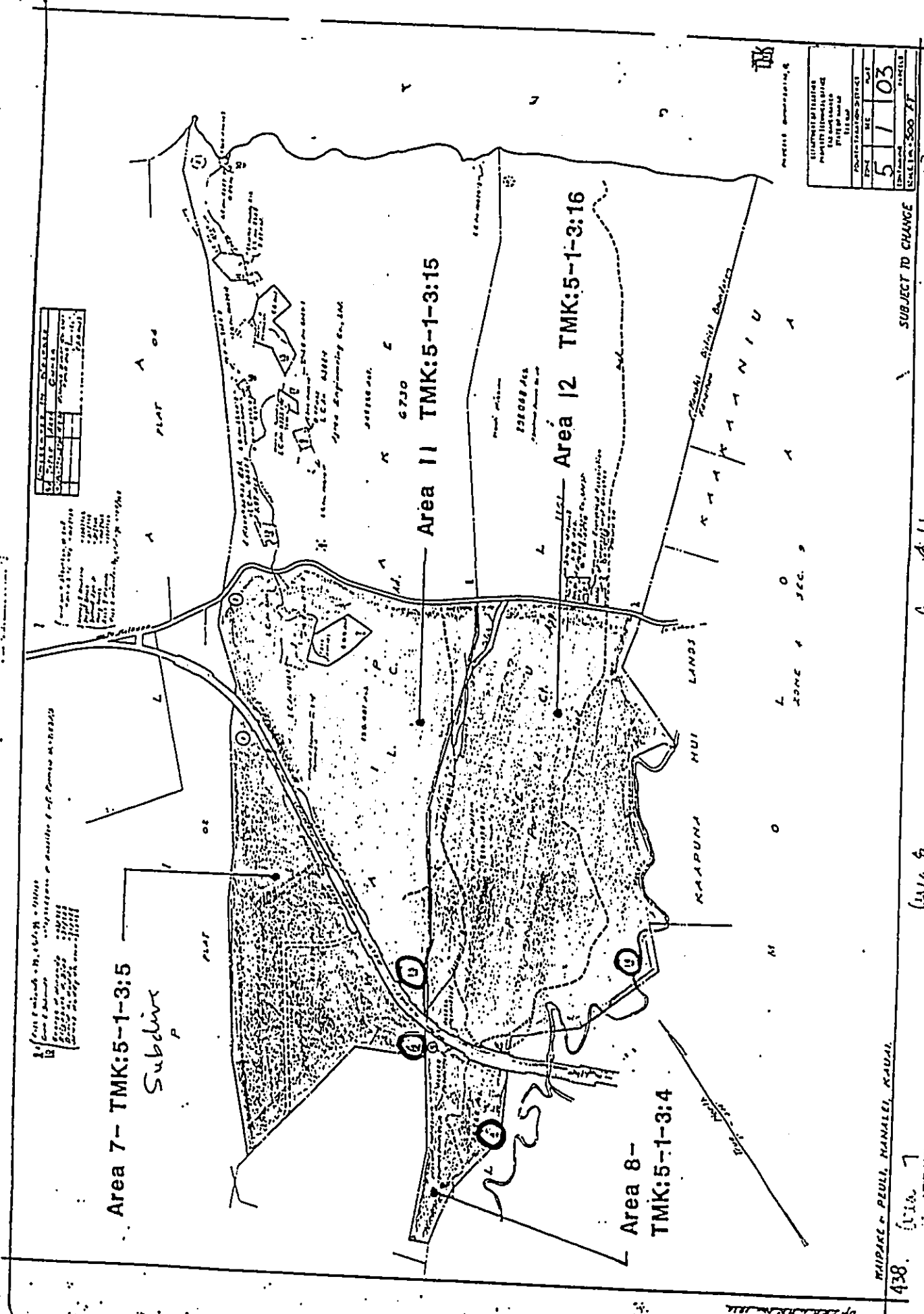


Area 9
26.487 AC

Area 10
21.592 AC

Area 11
21.592 AC

WAIPAKE AREA



438. Area 7 Area 8 Area 11 Area 12
126, 270 AC 34, 202 AC 190, 401 AC 270, 178 AC
Tropicana-Norway Co William F. Staunton III Waiohi Mission